

Annual Monitoring Report 5, 2008/2009



IPSWICH LOCAL DEVELOPMENT FRAMEWORK

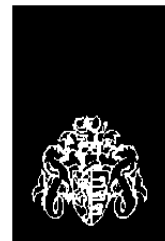
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Ipswich Local Development Framework, Annual Monitoring Report 5, 2008/2009:
Executive Summary

This is Ipswich Borough Council's fifth Annual Monitoring Report (AMR) produced in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period from 1st April 2008 to 31st March 2009. 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 2009, setting out timetables for document preparation. Against the timetables published in the previous Local Development Scheme dated May 2007, progress on document preparation had been mixed. The revised Local Development Scheme reflects the progress made on the Local Development Framework so far and suggests a more realistic timetable. The Council is currently progressing its Core Strategy and Policies document and at the time of writing has just finished consultation on a Proposed Submission version.

Key Indicator Results – The Effects of Policies

Employment – 6,600 sq metres of employment floorspace (Use Classes B1, B2 and B8) was completed during the monitoring period. A significant proportion of the development occurred at Ransomes Europark. Over the same period, 0.54 ha of employment land was lost to other uses. Sites available for employment development amount to 58.25 hectares.

Housing – a housing trajectory has been included in this AMR. 944 net dwellings were completed over the monitoring period. 98% of them were built on previously developed land, and 26% of them were affordable homes. There were a total of 756 dwellings on developments of 10 or more dwellings. The total housing land supply at April 2009 as shown in the five-year housing supply in appendix D amounted to 4,830 dwellings, not including student accommodation units.

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. Not all however were within 30 minutes travel time of a hospital by public transport.

Local Services – There is currently one Green Flag open space in Ipswich at Christchurch Park, an area of 33 hectares.

Biodiversity – There was a net gain of biodiversity in 2008/2009, due to the boundaries of a number of County Wildlife Sites being amended, however for this monitoring period sites are measured within the Borough boundary rather than in their entirety. The net gain was 14.1 hectares at: Ashground, Covert and Alder Carr; Holywells Park; and Landseer Park Carr resulting in a total area of 184.7 hectares over 19 sites.

Renewable Energy – A 13-metre wind turbine was erected as part of a 3-storey office development at Medite House on Ransomes Europark. This has a rotor blade diameter of 11 metres and a motor rating of 20 kilowatts and is expected to reduce the carbon footprint of the new building by more than 10% – equivalent to providing the energy required by four average homes each year. Planning permission was granted for an 8-metre high 1 kilowatt turbine at Halifax Road allotments – its installation will be recorded in the next monitoring year. Further to this there was one 3m² domestic solar thermal installation funded through Low Carbon Buildings Programme installed. The estimated annual energy yield is 1102 kwh.

Regional and Local Indicators – Ipswich has two authorised Gypsy/Traveller sites and there were nine unauthorised encampments during the monitoring period.

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

- Continue to 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 continue to be gaps, which are being discussed with Development Control.
- Extend the evidence base as identified in the AMR.
- We are currently producing a Strategic Housing Land Availability Assessment (SHLAA) in partnership with Suffolk Coastal District Council and the Ipswich draft SHLAA was published in September 2009. The study is due to be completed in early 2010. An Employment Land Review for Ipswich, Babergh, and Suffolk Coastal has been undertaken and a final report is to be published shortly. A Strategic Housing Market Assessment update has recently been completed and an Open Space, Sport and Recreation Facilities Study and a Playing Pitch Strategy were published in September 2009. Transport modelling work has also been undertaken through the second half of 2009. All of this work has informed the pre-submission version of the Core Strategy and Policies development plan document and will continue to inform the submission stage of development plan documents. Further work identified as necessary is a level 2 Strategic Flood Risk Assessment, a retail assessment update and viability testing for renewable energy and the Code for Sustainable Homes.

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 fifth AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2008/2009. As such it relates to the period 1st April 2008 to 31st March 2009.
- 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 Schemes of 2007 and 2009;
 - 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) plus the Local Development Framework Core Output Indicators – Update 2/2008 (the Update). In particular, the AMR contains data on all the Core Output Indicators set out in the Update. A glossary of terms used in the AMR is provided in Appendix A.

Ipswich in Context – An Update

Population

- 1.6 The Registrar General's mid-year estimate of population for 2008 was 122,300 (rounded), an increase of 1,300 since the mid-year of 2007. This however contrasts with the Council's own estimate of population, which in 2007 was 128,000 (based on Council Tax records).

Socio-cultural matters

- 1.7 From November 2008 to October 2009 the unemployment in rate in Ipswich rose from 3.9% to 5.0%. For the same period the unemployment rate in Suffolk rose from 2.0% to 3.1%. Data published for 2007 showed that Ipswich was the 99th most deprived district in England (Suffolk Observatory).

Economy

- 1.8 Development continued along the River Orwell and in June 2009 a new Ramada Encore hotel opened at the same time as a pedestrian footbridge linking the Voyage development with West End Road. The bridge was named the Sir Bobby Robson Bridge in September 2009. At the Waterfront work continued on The Mill building and the Dance East studio contained within the building opened in October 2009. The present economic downturn has slowed construction work at the Waterfront however new development is still taking place with construction of new student accommodation at the former Shed 7 site on the Eastern Quays.
- 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. Growth Point funding confirmed for 2009-10 includes £1.2m for flood defence improvements.

Environmental Assets

- 1.10 The 2008 AMR set out a list of Ipswich's designated wildlife Habitats. There have been no additions to the sites over the monitoring period, although there has been an increase in the size of some of the County Wildlife Sites.

Housing and Built Environment

- 1.11 The total housing stock in Ipswich rose from 56,970 at the beginning of the monitoring period to 57,914.
- 1.12 The period 2008/2009 saw average house prices in Ipswich remain fairly static, £142,914 in the 3rd quarter of 2008 to £142,786 in the 3rd quarter of 2009 (Suffolk Observatory). The average house price in Ipswich is significantly below the Suffolk average, at 74%. This is higher than in 2008 when it stood at 70% of the Suffolk average.
- 1.13 During the monitoring period there was one new listing, the Wall to the Jews Burial Ground, Salthouse Lane to Grade 2 and one change of Grade at the Church of St Mary-le-Tower, Tower Street from B (ecclesiastical grade) to Grade 2*.

Transport and Connections

- 1.14 A number of cycling and streetscape improvements have been carried out around the town throughout the monitoring period. The County Council has also submitted a bid to the Department for Transport for a major scheme entitled 'Ipswich: Transport Fit for the 21st Century', which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront. A decision is expected early in 2010. Transport modelling work has also been undertaken by consultants in partnership with Suffolk County Council and the Borough Council to model the implications of future growth on traffic and to provide the evidence base for the Core Strategy and Policies development plan document.

Local Government Review

- 1.15 The Boundary Committee of the Local Government Review were due to publish their final recommendations in December 2008 and this was further postponed to Mid July 2009. However they were prevented from publishing their final recommendations in July 2009 by a successful Judicial Review case. The Boundary Committee appealed this decision and was successful meaning the original process can resume although a new timetable has yet to be established. The recommendations will be made to the Secretary of State who makes the final decision. There is continued importance however to ensure development plan

documents are either in place or very well advanced at the earliest opportunity, to provide an up-to-date planning framework for the Borough.

National and Regional Policy Changes

- 1.16 Throughout the monitoring period there were a number of changes to national and regional policies that affect the context in which the Council's own policies must be developed. The following is a brief summary of the implications for Ipswich. For more detailed information about national planning policies and guidance, readers should consult the planning page of the DCLG website (www.communities.gov.uk/planningandbuilding/planning/). General information about regional planning can be found on the East of England Regional Assembly (EERA) website (www.eera.gov.uk) whilst the current regional plan for the East of England (see below) is available from the Government Office for the East of England (GO-East): www.gos.gov.uk/goeast/planning/regional_planning/.
- 1.17 The Planning Act 2008 gained Royal Assent in November 2008 and enabled the creation of an independent Infrastructure Planning Commission, which opened for business on 1st October 2009. The Government's intention is this new body will decide nationally significant energy and transport planning applications from March 2010 with other sectors to follow. The Planning Act 2008 also brings in the Community Infrastructure Levy (CIL), which will allow local authorities to charge developers for infrastructure. The CIL will be introduced on 6th April 2010. In addition development plan documents are required to contribute to climate change policy.
- 1.18 *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008* were published in the summer of 2008 to amend the 2004 Regulations with further amendments contained with *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009*, published in April 2009. In particular the Regulations simplify the procedures to be followed in preparing or revising development plan documents and statements of community involvement, as well as providing for new bodies to be involved in their preparation. To speed up the process, the Regulations remove one of the formal stages of consultation – the preferred options stage. They also provide local planning authorities with discretion to involve residents and businesses in the preparation of DPDs and SCIs, as they think appropriate. As the key documents in the Ipswich Local Development Framework had already progressed through the preferred options stage at the time these regulations were published, these changes will not be noticed currently, however when these documents are reviewed following adoption, the time taken to produce the documents should be reduced.
- 1.19 *Planning Policy Statement 12: creating strong and prosperous communities through Local Spatial Planning (2008)* was published in final form, and it attempts to streamline the process of producing local development documents. The PPS sets out national policy on preparing local development frameworks (which include the documents that are affected by the changes made by the Regulations). The PPS also re-emphasises what is meant by local spatial planning in creating a framework to deliver the vision for the future of the local area, and the core strategy should consider a time horizon of at least 15 years.
- 1.20 The Government also published a Plan-Making Manual, following the publication of PPS12, to provide additional guidance for implementing the changes. The Manual explains how the 2004 Regulations operate (as amended by the 2008 Regulations) and is in the form of a website so it can be updated regularly with new examples of best practice.
- 1.21 In the previous monitoring report it was noted that *Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Development (2007)* was published in draft form and will eventually replace *Planning Policy Guidance 4 (PPG4): Industrial and Commercial Development and Small Firms*, which was issued in 1992. This draft has now been

superseded by a further draft *Planning Policy Statement 4 (PPS4): Planning for Prosperous Economies (2009)*. The new draft PPS4 seeks to update the aforementioned draft *PPS4: Planning for Sustainable Economic Development*, update draft *PPS6: Planning for Town Centres* and to consolidate national planning policy on economic development into a single streamlined planning policy statement. This means the draft PPS4 will also replace *Planning Policy Guidance Note 5 (PPG5): Simplified Planning Zones*, part of *PPS7: Sustainable development in rural areas*, and some of *PPG13: Transport*.

- 1.22 The main purpose of the draft PPS4 is to ensure the local planning authorities and regional planning bodies, in the context of sustainable development, plan positively and proactively for economic development in their area. The policies within the draft PPS4 aim to ensure that local authorities produce flexible development plan policies to support the start up and growth of businesses, attract inward investment and increase employment. The policies also focus on safeguarding town centres in line with the previous draft PPS6. The draft PPS4 did not include any specific proposals for a 'competition test', which had been recommended by the Competition Commission as this had been challenged by Tesco and the Government was awaiting further advice from the Competition Commission. The draft PPS4 proposes to remove the "needs test", which requires developers to show there is need for their proposal, while retaining the sequential test, which requires developers to seek the most central sites first, and proposes a tougher "impact test" which assesses proposals against economic, social and environmental criteria so that councils can assess its impact on the town centre in reaching their decision.
- 1.23 *Planning Policy Statement 15: Planning for the Historic Environment (2009)* was published in draft form for consultation in 2009. The planning policy statement sought to incorporate *Planning Policy Guidance Note 15: Planning and the Historic Environment and Planning Policy Guidance Note 16: Archaeology and Planning*. The document emphasised the principles of sustainable development when dealing with the management of change in the historic environment. However there was concern raised regarding the protection of historic assets in particular and the Government will redraft the proposals, which will be reported in the next annual monitoring report.
- 1.24 The Revision to the Regional Spatial Strategy for the East of England, also known as the *East of England Plan* was adopted in May 2008. This plan now forms part of the development plan for Ipswich. The policies contained in the spatial strategy set out the core strategy and overall framework for development in the region and complement national planning policy statements. The East of England Plan also identifies the need for strategic employment sites to be identified in local development documents, within the Haven Gateway, to support growth and regeneration at Ipswich. This is to contribute to the indicative target for net growth in jobs for the Haven Gateway of 30,000 for the period 2001-2021. The proposed submission version of the Core Strategy and Policies development plan document for Ipswich identifies the former Cranes site on Nacton Road as a strategic employment site, supported by evidence in the employment land review study undertaken in 2009 by consultants for the three councils of Babergh, Ipswich and Suffolk Coastal. The East of England Plan also identifies a minimum dwelling provision to be accommodated in Ipswich of 15,400 from April 2001 to March 2021, and Ipswich is identified as a key centre for development and change within the Haven Gateway Sub-Region.
- 1.25 The East of England Plan also introduced a number of policies, which are a material consideration in determining planning applications. Most notable is policy ENG1: Carbon Dioxide Emissions and Energy Performance, which states "In the interim, before targets are set in Development Plan Documents, new development of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from

decentralised and renewable or low-carbon sources, unless this is not feasible or viable”. The proposed submission version of the Core Strategy and Policies development plan document for Ipswich takes this further in Policy CS1: Sustainable Development – Climate Change, where the draft policy states: “Requiring all major developments to achieve a target of at least 15% of their energy requirements to be provided through decentralised renewable or low carbon energy sources where feasible and viable”.

- 1.26 The East of England Regional Assembly carried out a public consultation in the latter part of 2009 to review the East of England Plan to 2031 looking at various scenarios for housing and economic growth. Further details on this review will be reported in the next annual monitoring report.
- 1.27 The East of England Regional Assembly published a revision to the Regional Spatial Strategy for the East of England ‘The East of England Plan’ entitled: *Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England (July 2009)*. Policy H3 has been revised and requires local authorities to make provision for Gypsy and Traveller caravans and plots for Travelling Showpeople. Policy H3 identified Ipswich as having 43 authorised pitches in January 2006, which is the current position to date. A minimum of 15 additional pitches need to be provided between 2006 and 2011, resulting in 58 pitches in 2011. Beyond 2011 provision should be made for an annual 3% compound increase in residential pitch provision. Paragraph 5.11 of this document noted there is a shortage of transit accommodation and provision should include additional pitches in the Ipswich / Felixstowe area by 2011. Furthermore there is a need to find additional plots for Travelling Showpeople in Suffolk Coastal and elsewhere by 2011.

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. A fourth revised LDS was published in March 2009.
- 2.2 The March 2009 LDS made an important change to the previous version. In addition to updating the timetable for the preparation of local development documents, it decoupled production of the three development plan documents to allow for the prioritisation of the Core Strategy and Policies development plan document.
- 2.3 Table 1a below provides a summary of progress against the targets for the three development plan documents. Table 1b outlines the timetable for the supplementary planning documents proposed in both the revised Ipswich LDS for May 2007 and March 2009, and gives an update on their progress.

Table 1a: Progress against LDS targets for Local Development Documents

Local Development Document	Target for 31st March 2009	Progress
Core Strategy and Policies DPD	<u>LDS May 07</u> Prepare all three DPDs Jan-May 2008; Ipswich Borough Council to agree DPDs Jul 2008;	<ul style="list-style-type: none"> • 2,824 representations from the Preferred Options stage were processed from April to July 2008 and reported to the Executive on 9th September 2008. The report can be found at:http://www.ipswich.gov.uk/Services/Planning+Policy/Local+Development+Framework/Development+Plan+Documents/ • Decision taken to prioritise Core Strategy and Policies DPD (Executive, March 2009). • Timetable pushed back in a new Local Development Scheme published in March 2009 to take account of additional evidence base requirements, workload involved in producing DPDs and staff turnover. • Core Strategy and Policies Proposed Submission Version agreed by Full Council in September 2009. • Regulation 27 consultation on Core Strategy and Policies DPD undertaken between 2nd October and 27th November 2009.
Site Allocations and Policies DPD	Submission of the DPDs to the Secretary of State and Public Consultation Period Sep-Oct 2008;	
IP-One Area Action Plan DPD	Consideration of comments Nov-Dec 2008; Pre-examination meeting Mar 2009.	
	<u>LDS Mar 09</u>	
Core Strategy and Policies DPD	Prepare DPD Sep 2008-Mar 2009; Publication of DPD Jul 2009; Submission of DPD Jan 2010.	
Site Allocations and Policies DPD	Publication of DPD Nov 2010; Submission of DPD Apr 2011.	
IP-One Area Action Plan DPD	Publication of DPD Nov 2010; Submission of DPD Apr 2011.	

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

Local Development Document	Status	Key Milestones, which were identified in May 2007 LDS	Progress (new target in March 2009 LDS)
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	March 2009 LDS Start now scheduled for July 2012
Extending your Home	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	March 2009 LDS Start now scheduled for January 2012
Parking Standards	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	March 2009 LDS Start now scheduled for January 2012
Planning Obligations	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	March 2009 LDS Start now scheduled for January 2012
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	March 2009 LDS Start now scheduled for July 2012
Air Quality: (jointly prepared with all the Suffolk Districts and Suffolk County Council).	Supplementary planning document		March 2009 LDS Start scheduled for January 2012
Sustainable Construction: (jointly prepared with all the Suffolk Districts and Suffolk County Council).	Supplementary planning document		March 2009 LDS Start scheduled for January 2012

- 2.4 The tables above show that, at 31 March 2009, progress against milestones in the 2007 LDS had slipped considerably, necessitating the publication of a revised LDS in March 2009. Work on the supplementary planning documents is scheduled to start in 2012 as shown in Table 1b in accordance with the March 2009 LDS following on from work on the development plan documents. However there are exceptions and the supplementary planning document programme will need some revision to bring it into line with the proposed submission Core Strategy and Policies development plan document. This states:
- a) At Policy CS10 that a master plan SPD for the Ipswich Northern Fringe will be started as soon as the Core Strategy and Policies reaches adoption, expected by the end of 2010;
 - b) At paragraph 8.52 that the Local List will be updated and adopted as an SPD during 2010;
 - c) At paragraph 8.36 that an Urban Characterisation Study will be undertaken which may need to be considered as an SPD to guide development control decisions; and
 - d) At paragraph 8.14 that the Council will prepare an SPD on sustainable construction during 2010.
- 2.5 Currently, all three development plan documents are still under preparation. However, it has been decided to prioritise the Core Strategy and Policies development plan document. This is a response to several factors including a) the Planning Inspectorate's insistence on examining core strategies before other DPDs, in order to ensure the "chain of conformity" in the documents and b) to ensure the timely delivery of DPDs. The March 2009 LDS proposes submission of the Core Strategy and Policies development plan document in January 2010, a date which is now more likely to be March 2010. Work on the proposed submission versions of the IP-One Area Action Plan and Site Allocations and Policies development plan documents will begin in the summer of 2010.
- 2.6 Adopting a 'parallel' approach previously with the three development plan documents and now prioritising the Core Strategy and Policies development plan document ensures that Ipswich is moving towards a new comprehensive policy framework to replace the adopted Local Plan in a manageable manner, engaging with stakeholders during consultation and processing the representations received.
- 2.7 Slippage in the timetable for document preparation is a cause for concern, because it can impact on investment decisions, lengthen periods of uncertainty for the community, and reduce the amount of grant awarded to the Council for progress against milestones.
- 2.8 The Local Development Scheme (LDS) is the Council's public statement of its 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 this Annual Monitoring Report flags up any changes that may be needed to the LDS, either as a result of slippage in the timetables, new guidance or legislation, or the results of monitoring outcomes.
- 2.9 It was clear that we needed to revise the May 2007 LDS, to reflect continued slippage in the preparation of the three development plan documents and to reflect changes to the process of preparing a DPD that had been made by the Government. New regulations were published in June 2008 (the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008) together with a revised version of Planning Policy Statement 12 Local Spatial Planning. They introduced important changes to the preparation process for DPDs, including:

- Reducing the three stage process of issues and options, preferred options and submission consultation on DPDs to two stages;
- Allowing planning authorities to publish and receive representations on a DPD prior to its submission to the Secretary of State; and
- Allowing the publication stage consultation to be a minimum of six weeks, rather than exactly six weeks.

2.10 The Ipswich Local Development Scheme was therefore reviewed urgently and reported to the Council's Executive in March 2009 and published in May 2009, taking into account the revisions to the Regulations, including the consideration of the merits and practicality of continuing with the parallel preparation of three DPDs.

2.11 Table 1b above shows that the preparation of scheduled supplementary planning documents (SPDs) is now not due to begin until 2012 and consequently there is no progress to report on these documents. This aspect of the LDS needs to be kept under review to ensure that the programme is consistent with the Proposed Submission Core Strategy and Policies development plan document. In addition there are two further SPDs to be prepared by others on Air Quality and on Sustainable Construction. Supplementary Planning Documents (SPDs) are meant to add detail to policies in a DPD and therefore their preparation needs to follow on from further progress on the DPDs themselves.

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 *Local Development Framework Monitoring: A Good Practice Guide* (December 2005) and *Local Development Framework Core Output Indicators Update 2/2008* (July 2008). 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 3.54.
- 3.3 The core output indicators cover 5 areas of activity although only 3 of these are relevant to a district authority such as Ipswich, the other two being county council functions. The 3 are as follows:
- Business development and town centres;
 - Housing; and
 - Environmental Quality.
- 3.4 The indicators are set out in full within Appendix B. A list of tables and graphs in the AMR is provided at Appendix C.
- 3.5 The rest of this section is structured in the order set out above. This is the fifth AMR for Ipswich and it is possible to identify change over time for some indicators despite the core output indicators being revised for the previous monitoring period.
- 3.6 Since the 2008 AMR, further work on monitoring has progressed. There are still areas of data where there are gaps, which the Council will continue to work to fill for future AMRs. As mentioned in the previous AMR there are some instances, such as with the car parking former Core Output Indicator 3a, where LDF policies are not yet in place and the monitoring in the meantime is against PPG13 standards. In addition, new core output indicators such as H6 on housing quality, will be reported when the Council is in a position to collect the information.
- 3.7 The data contained in this section relates to the period from 1st April 2008 to 31st March 2009.

Business Development and Town Centres

- 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 four issues are of particular relevance, with the additional one to the previous monitoring period being the latter with respect to town centres. These are:
- Development of land for employment purposes;
 - The supply of employment land;
 - Losses of employment land to other uses;
 - Development of land for ‘town centre 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 BD1) and the proportion of that floorspace that is on previously developed land (indicator BD2).

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	4836.4	52%	766	2336.4
Use Class B2	1763.6	0%	0	1763.6
Use Class B8	0	0%	0	0

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

- 3.12 Table 2 also indicates 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.

Employment Land Available (Indicator BD3)

- 3.13 The total amount of employment land available for employment use across the whole of Ipswich is 58.25 hectares (ha). This consists of 5.66 ha with planning permission, 20.09 ha on allocated land and 32.5 ha of vacant land within identified employment areas.

Total amount of floorspace for ‘town centre uses’ (Indicator BD4)

- 3.14 Tables 3a and 3b identify the total amount of completed floorspace for ‘town centre uses’ both within the town centre and within the Ipswich Borough (indicator BD4). This type of use includes shops, financial & professional services, offices, and leisure uses such as cinemas and bingo halls. The largest business development took place at a site adjacent to Ransomes on Nacton Road seeking permission for erection of 2 and 3-storey building for office and industrial use (Classes B1 and B2) and all ancillary works (offices, car parks etc) (application ref: 07/00486/REM). Although B1 is defined as a town centre use in PPS6, an outline planning permission existed at Ransomes that predates PPS6.

Table 3a: Total amount of floorspace for ‘town centre uses’ within town centre (Indicator BD4)

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	15	150	0	0	165
Losses	0	0	0	0	0
Net Change	15	150	0	0	165

Note: these figures represent an extension (A1) and a change of use (A2).

Table 3b: Total amount of floorspace for ‘town centre uses’ within Ipswich Borough (Indicator BD4)

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	2624	800	3102.4	0	6526.4
Losses	0	0	550	0	550
Net Change	2624	800	2552.4	0	5976.4

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

3.15 Table 4 identifies the amount of employment land (as defined within the Ipswich Local Plan 1997) that has been lost from employment use between 2008 and 2009 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 (which are used in lieu of the indicator definition for regeneration areas) and the amount lost in identified employment areas.

Table 4: Loss of Employment Land to Non-Employment Use (former 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)
2008-2009	0.54 ha	0.0 ha	0.49 ha	0.0 ha

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

Housing

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

3.17 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;

Housing Targets for Ipswich (Indicator H1)

3.18 Table 5 overleaf sets out the three different housing targets that are relevant to Ipswich. The position remains unchanged since the last monitoring report.

Table 5: Housing Targets for Ipswich (Indicator H1)

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

* As set out in May 2007 Local Development Scheme

3.19 As set out in the previous AMR, two factors are of particular note:

- (i) The targets have got progressively higher, with the 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 2001 Structure Plan target of 400 units per annum;
- (ii) Each new target is backdated 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 backdated to 1996. The 2001 adopted target sets the standard that 400 units a year should have been delivered between 1996 and 2001 (i.e. 2,000 units in total) when the adopted target actually in place between 1996 and 2001 was for 250 units a year (i.e. 1,250 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 H2 (a) and (b))

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

Completions 1 st April 2008 to 31 st March 2009	944
Completions July 1996 to March 2009	7,271
Average completions per year July 1996 to March 2009	570
Completions April 2001 to March 2009	6,222
Average completions per year April 2001 to March 2009	803

Note: the completions total includes 45 units of student accommodation in either clusters of 4-6 bedrooms or bedsit arrangements

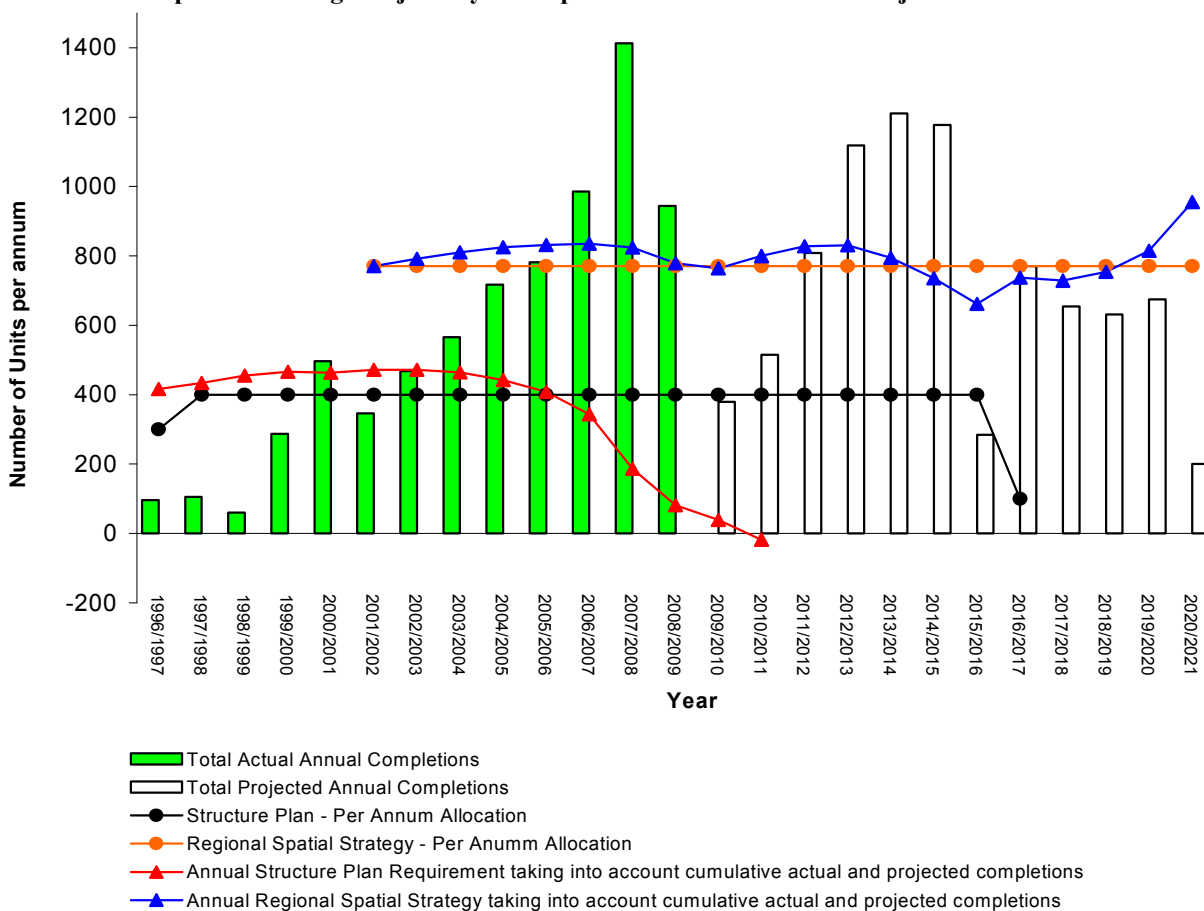
Projections for future housing up to 2021 (Indicator H2 (c) and (d))

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:

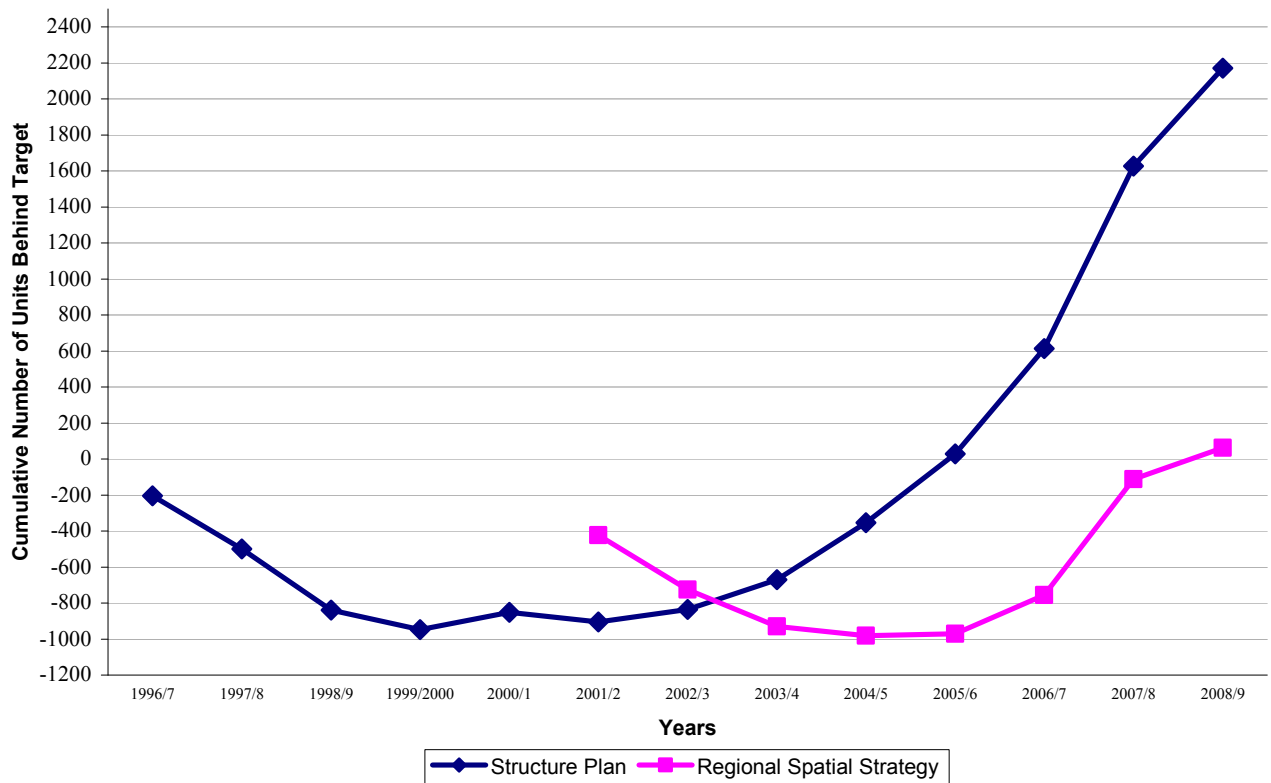
- The Structure Plan overall target has already been reached (i.e. about seven years earlier than set out in the Structure Plan);
- In the context of the higher Regional Spatial Strategy target of 770 per annum, it is anticipated that it will take longer to reach the target in the current economic downturn. The trajectory below shows completion rates steadily rising before a large peak in the 2007/08 monitoring period. In this year completions have fallen but are still above the Regional Spatial Strategy target, however it is forecast that the next two monitoring years will be below this target.

3.22 The trajectory has been prepared in a time of uncertainty in the current economic downturn and has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as using the information obtained through the Council’s Strategic Housing Land Availability Assessment (SHLAA), a draft report of which was published in September 2009. Years 2015/2016 and 2020/2021 are low due to them being at the beginning of a five-year period in accordance with the SHLAA likely delivery timescale, and projections are based on the best information we have to date.

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



Graph 2 - Housing Completions and Targets



3.23 The projected completions in Graph 1 include sites forming part of the housing land supply, including SHLAA sites (see paragraph 3.25 and also Appendix D). Graph 2 (see above) illustrates that the Structure Plan housing target has been met. Over the past year the actual completions have decreased, although we are still currently above the regional target, as indicated in Graph 1.

3.24 Issues associated with the Regional Spatial Strategy review and the delivery of the housing target post 2021 are addressed within the Core Strategy and Policies development plan document. 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 published RSS plan period and to 2025.

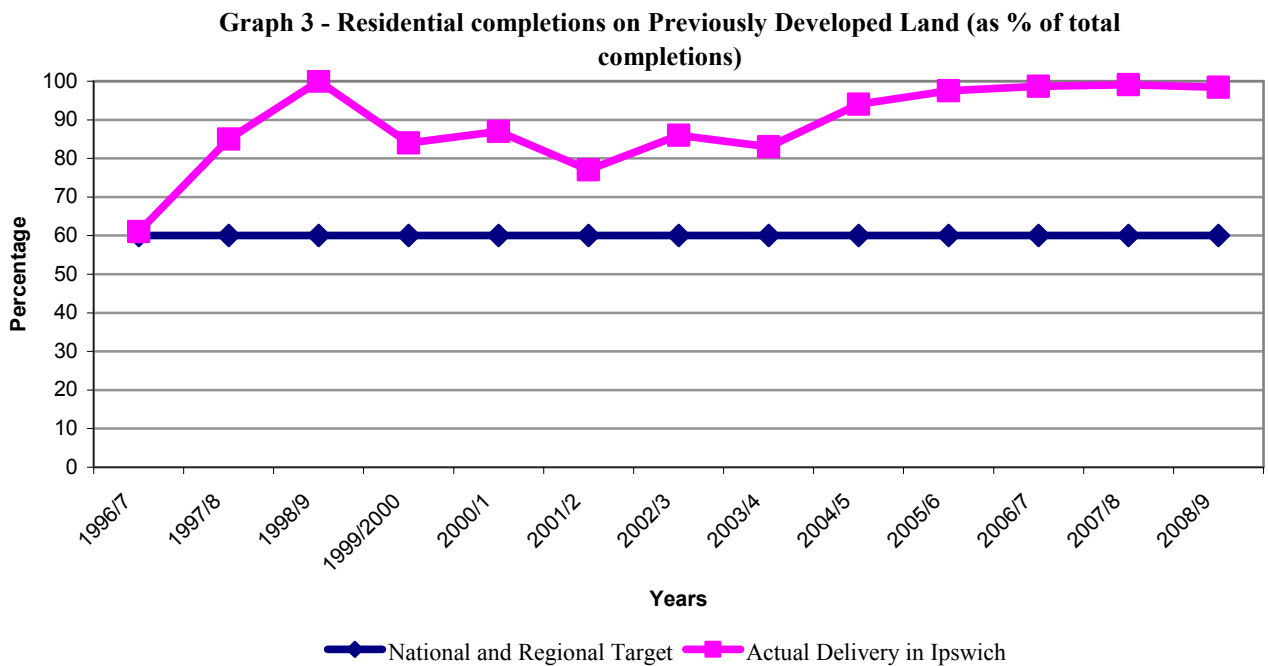
3.25 In terms of short-term housing delivery and supply at 1 April 2009 Ipswich had:

Units under construction	975
Units with planning permission (p.p.) but not yet commenced (including 235 units for Student Accommodation)	2,837
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)	707
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,559
Units remaining on adopted LP housing allocations (using increased densities from emerging LDF).	237
Total	6,315

3.26 The total short-term housing supply at 1 April 2009 in Ipswich is 6,315 dwellings. However, not all of these sites are deliverable within five years. 1,559 dwellings have been identified on sites through the preferred options of the IP-One Area Action Plan and Site Allocations and Policies development plan documents, and further reviewed through the strategic housing land availability assessment process as noted in the table. The total number of deliverable sites resulting in a five-year housing supply for Ipswich is 4,830 dwellings at 1 April 2009. Based on the regional requirement of 770 per year, this represents 6.25 years of housing land supply. Using an anticipated 2010 residual requirement calculation of 800 dwellings per annum over the remaining years to 2021, the supply amounts to land for just over six years. The precise timing of delivery as set out in the housing trajectory in Graph 1 has been affected by the economic downturn, which has seen some development sites in Ipswich mothballed, while work on others previously mothballed sites has resumed. We anticipate a further dip in completions over the next year, with recovery starting to show in 2011 as reported in the previous monitoring report. Also reported in the previous monitoring report, it is possible that delivery could recover quickly when the market upturns through the completion of buildings that are currently being completed externally but not fitted out. The Council will continue to monitor closely what is a rapidly changing situation.

Development on Previously Developed Land (Indicator H3)

3.27 Graph 3 shows that, at 98%, the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 93% between 1996 and 2008 and 95% between 2001 and 2009.



Densities of Completed Developments

3.28 In the year from April 2008 to March 2009 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)
139 Fircroft Road	12	12	150.0
Croft Street/Wherstead Road	31	180	41.2
Cranfields, College Street	98	338	288.9
Ravenswood	23	1250	38.7
Europa Way/Bramford Road	36	399	57.7
Jovian Way/Europa Way	21	21	69.8
Childer's Court, Sandy Hill Lane	20	49	64.5
Spencer's Court, Bramford Road	24	24	114.3
Modus, Duke Street	99	377	100.3
Regatta Quay, Key Street	53	315	370.2
Celestion/Bull Motors, Foxhall Rd (Ph 1)	2	288	48.6
Celestion/Bull Motors, Foxhall Rd (Ph 2)	26	26	74.3
Spring Road/Bartholomew Street	23	24	96.8
Ranelagh Road (Compair Site)	149	373	95.6
Wolsey Apartments, College Street	10	10	769.2
Belvedere Road	14	14	80.9
30 Charles Street	10	10	125.0
337-363 Wherstead Road	14	14	107.7
Bramley Hill, off Woodbridge Road	39	340	49.3
The Albany	15	38	24.5
Bramford Gardens, Bramford Road	37	97	52.5
Total new build units completed in sites of equal to or greater than 10 units	756	4,199	

Sites where only the demolition of units ahead of development has been carried out are not included.

3.29 Out of those 756 units:

- 15 were developed at less than 30 units per hectare (2% of units);
- 95 were developed at between 30 and 50 units per hectare (13% of units);
- 646 were developed at over 50 units per hectare (85% of units).

3.30 The average net density of land covered by the 756 units is 86.6 units per hectare.

3.31 The PPS3 standard has once again been exceeded and the averages suggest that the density of developments in Ipswich is high when compared with national expectations. The figures above suggest that higher densities are being achieved across the town rather than just in the Waterfront and this trend was noted in the previous monitoring report. Of the 756 completed units, 230 (30%) were within Waterfront schemes. 613 (81%) of the 756 completed units are flats.

Net additional pitches (Gypsy and Travellers) (Indicator H4)

- 3.32 Indicator H4 to show the number of Gypsy and Traveller pitches delivered for the monitoring period is nil. Further data on Gypsy and Traveller indicators are found under the Regional and Local Indicators section of this report.

Gross Affordable Housing Completions (Indicator H5)

- 3.33 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.
- 3.34 The 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 at the regional level.
- 3.35 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2008/2009	1996-2009	2001-2009
Ipswich	245 (26%)	1,502 (21%)	1,290 (21%)
Suffolk ¹	N/A	N/A	14% (2001-2008)
Regional ¹	N/A	N/A	15% (2001-2008)

⁽¹⁾ Data from the East of England Annual Monitoring Report 2007-8 published by the East of England Assembly

- 3.36 The figure for 2008/2009, reported in the table above is a net figure in order to provide a comparison with historic figures. The delivery of affordable units in actual terms has fallen compared to the 2007/2008 figure of 329 dwellings, however in percentage terms it has risen compared to the 2007/2008 figure of 23% of the total housing completions. The gross figure for 2008/2009 is the same as the net figure. Since 2000, the delivery of affordable housing in Ipswich has far exceeded both the regional and the county average. The Borough Council recognises however that its affordable housing policies require review to ensure delivery moves towards meeting the regional targets and local needs, although there is concern in the current economic downturn about future affordable housing completions. Proposed affordable housing policies were contained with the Proposed Submission Core Strategy and Policies development plan document published in September 2009.
- 3.37 To inform this future work the Borough Council has published a Housing Needs Study, and a Strategic Housing Market Assessment (SHMA) to ensure a full understanding of the Ipswich housing market area, and is currently undertaking a SHMA update.

Housing Quality – Building for Life Assessments (Indicator H6)

- 3.38 The Update has introduced a new indicator on housing quality to show the level of quality in new housing development. We did not monitor this indicator in either this report or the previous one and will report on it once mechanisms for the assessment of this indicator are in place.

Transport

3.39 The Guide set out two indicators that should be measured for transport which were removed from the *Core Output Indicators - Update 2/2008*. However, the Update says authorities should continue to report any policies on car parking where part of their Development Plan, and should continue to monitor accessibility, reflecting policies and characteristics of their area.

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

3.40 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).

3.41 PPG13 sets maximum standards for large retail, leisure, education and office developments (within use classes A, D and B). One business (B1 and B2) development over the threshold size of 2,500 square metres that triggers the PPG13 standard was completed during the year. Table 6 below shows that this development stayed within the maximum parking standard. A second large retail development also took place, with, erection of front extension, construction of enlarged mezzanine floor, alterations to car park / service yard layout and provision of river walk within Orwell Retail Park. Already on the site existed 4,450 square metres with 275 existing car parking spaces. This application is for an extension with a reduction in car parking spaces to 222, which is below the maximum parking standard.

Table 6: Car Parking Provision in Non-Residential Developments

Development	Employment / Leisure or Retail	PPG13 / Suffolk maximum exceeded	Actual provision
Land between A14 and Railway line, adjacent to Ransomes Europark, Nacton Road	Employment (B1 and B2) 4,100 sq m	137 spaces No	100 spaces
1 Orwell Retail Park Ranelagh Road	Retail (A1) 6,949 sq m	348 spaces No	222 spaces

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

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

3.42 The Guide sets out a specific set of services against which to measure residential proximity. For this indicator, the assessment is made for the 756 units within major residential developments that were completed during the year 2008/2009 (i.e. the same units as outlined in paragraph 3.28).

Table 7: 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)
139 Fircroft Road	12	not walk	✓	✓	✓	✓	✓
Croft St/Wherstead Rd	31	not walk	✓	✓	✓	✓	✓
Cranfields, College St	98	not walk	✓	✓	✓	✓	✓
Ravenswood	23	not walk	✓	✓	✓	✓	✓
Europa Way/Bramford Road	36	X	✓	✓	✓	✓	✓
Jovian Way/Europa Way	21	X	✓	✓	✓	✓	✓
Childer's Court, Sandy Hill Lane	20	not walk	✓	✓	✓	✓	✓
Spencer's Court, Bramford Road	24	X	✓	✓	✓	✓	✓
Modus, Duke Street	99	not walk	✓	✓	✓	✓	✓
Regatta Quay, Key Street	53	not walk	✓	✓	✓	✓	✓
Celestion/Bull Motors, Foxhall Rd (Ph 1)	2	✓	✓	✓	✓	✓	✓
Celestion/Bull Motors, Foxhall Rd (Ph 2)	26	✓	✓	✓	✓	✓	✓
Spring Rd/Bartholomew Street	23	✓	✓	✓	✓	✓	✓
Ranelagh Road (Compair Site)	149	not walk	✓	✓	✓	✓	✓
Wolsey Apartments, College Street	10	not walk	✓	✓	✓	✓	✓
Belvedere Road	14	✓	✓	✓	✓	✓	✓
30 Charles Street	10	not walk	✓	✓	✓	✓	✓
337-363 Wherstead Road	14	X	✓	✓	✓	✓	✓
Bramley Hill, off Woodbridge Road	39	✓	✓	✓	✓	✓	✓
The Albany	15	not walk					
Bramford Gardens, Bramford Road	37	X					
Number of the 756 units within 30 minutes of service by foot or bus	756	624	756	756	756	756	756

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 within 30 minutes bus journey.

- 3.43 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 as noted in the previous monitoring report, in considering major new residential developments, public transport access to the hospital needs to be a consideration.

Local Services

- 3.44 Previously, the Guide provided three indicators to cover local services. These related 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. The Update has incorporated former indicators 4a and 4b into indicator BD4 mentioned already in this report. In respect of former indicator 4c, the Update mentions authorities with Green Flag policies or signed up to the scheme should continue to monitor against the standard, as noted in paragraph 3.45.

Environmental Quality

Amount and Percentage of eligible open space managed to Green Flag award standard (former Indicator 4c)

- 3.45 There was no Green Flag award standard open space in Ipswich during the monitoring period although Christchurch Park, 33 hectares in size, was awarded Green Flag status in July 2008.
- 3.46 Currently the amount of public open space in Ipswich owned and/or managed by the Borough Council is 477 hectares. The County Council, other public agencies and private landowners own further accessible open space in the Borough. An open space, sport and recreation facilities study was published in September 2009 and provides a breakdown of open space by type.

Flood Protection and Water Quality (Indicator E1)

- 3.47 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 and other partners on an Ipswich Flood Defence Management Strategy. It was reported in the previous monitoring report that in March 2008, the Environment Agency announced that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured. A tidal surge barrier across the River Orwell is the main part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, once further funding has been secured, and is expected to be in operation in early 2013. This will safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. The first stage of this project was completed in December 2008, which saw the replacement of flood gates at the Wet Dock Lock. Work is currently underway on building the East and West Flood Walls to connect to the barrier and it is expected this work will be completed in Summer 2010.
- 3.48 The Update has a single indicator on this issue, which relates to the number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

3.49 The Environment Agency was advised of 73 applications in Ipswich where flood risk or water quality was an issue. Of these, 44 were approved, 6 were subject to a section 106, 11 were refused, 6 were withdrawn and on 6 no further action was taken. No applications were approved contrary to the Environment Agency's advice.

Change in areas of Biodiversity Importance (Indicator E2)

3.50 In previous AMRs we reported on two former indicators, 8(i) and 8(ii) identified in the Guide. The latter is still reported under core output indicator E2 and in the monitoring period 1 April 2008 to 31 March 2009 there have been three amendments to the boundaries of County Wildlife Sites, which has resulted in a net gain as shown in Appendix F. For April 2009 we have amended the boundaries further to reflect only what is contained within the Borough boundary.

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

3.51 This is no longer a core output indicator, although the Update recommends that authorities should continue to develop this information. Once more it has been difficult to obtain this information during the monitoring period, however we are attempting to develop ways of obtaining this information and we will along with others attempt to capture other similar information.

Renewable Energy Generation (Indicator E3)

3.52 We recorded installation of a 13-metre wind turbine with a motor rating of 20 kilowatts during the monitoring period. In addition planning permission was granted for an 8-metre high wind turbine producing 1 kilowatt at Halifax Road allotments. There was one 3m² domestic solar thermal installation funded through Low Carbon Buildings Programme installed. The estimated annual energy yield is 1102 kwh. We recognise that it is difficult to monitor solar photovoltaic gain, as it is not always necessary to obtain planning permission for every installation, and where planning permission has been obtained details of MW is not always supplied.

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 41 pitches and there is a steady level of turnover with 12 new lets during the monitoring period.
- Henniker Road: a permanent, privately owned site. It has 2 pitches and occupancy has not changed during the monitoring period.

There are no transit sites in Ipswich.

- (ii) Number of unauthorised sites and numbers of caravans on them.
- There were nine unauthorised encampments in Ipswich during the monitoring period.
 - Unauthorised developments: There are no unauthorised developments.
- (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 2008 and March 2009. There were no unimplemented permissions outstanding at 31st March 2009.
- (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. The emerging Regional Spatial Strategy policy required every local authority to plan for at least 15 additional residential pitches for Gypsies and Travellers by 2011 and this was adopted by the Regional Assembly in August 2009. Ipswich Borough Council are now working with neighbouring district authorities and the County Council to identify and progress possible sites to meet this target. The site at West Meadows is currently being refurbished using Gypsy Sites Grant.
- (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. Over the 2008/2009 monitoring period there were no planning applications for new or expanded gypsy and traveller sites. Policy CS11 of the Proposed Submission Core Strategy and Policies development plan document, September 2009, addresses Gypsy and Traveller Accommodation.

Data sources used were:

- a) Information provided by Keren Wright: Suffolk County Council
- b) Information provided by Mell Robinson: Ipswich Borough Council
- c) Information provided by Jenny Morcom: Ipswich Borough Council
- d) 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. It was reported in previous AMRs that we were still working on ways to monitor planning applications where air quality was a material consideration and this is still the case.

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 were 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 and regional policy or new evidence. Appendix E 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:
- 944 dwellings were completed between April 2008 and March 2009, of which 778 were flats (including 45 units of student accommodation) and 166 were houses or bungalows. 245 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
 - At 1st April 2009, land was available for 6,315 housing units. Of this figure 4,830 dwellings are deliverable between 1st April 2010 and 31st March 2015, and using the Regional Spatial Strategy completion rate of 770 units per year this demonstrates that Ipswich has more than a six-year housing supply (Local Plan policy H2).

Housing Supply	
Units under construction	975
Units with planning permission but not yet commenced (including 235 units for Student Accommodation)	2,837
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)	707
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,559
Units remaining on adopted Local Plan housing allocations (using increased densities from the emerging Local Development Framework).	237
Total	6,315

At 31st March 2009, 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 2009

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 71.86 hectares (B1, B2 and B8) of employment land has been completed in designated and allocated Employment Areas (Local Plan policy EMP1) between mid-1988 and mid-2009. 20.09 ha remains available on allocated sites, 5.66 ha has planning permission and 32.5 ha remains available as vacant land within employment areas.
- Development Control used 113 of the Local Plan's 184 saved policies in the determination of planning applications during the monitoring period (see below). In the previous annual monitoring report it was noted a total of 29 saved policies were no longer saved during that monitoring period.

Local Plan Policies referred to in Planning and Development Committee reports

Policy	Frequency	Policy	Frequency	Policy	Frequency	Policy	Frequency
BE01	68	CF09	0	NE14	1	S20	2
BE02	69	CF10	0	NE15	5	S21	1
BE03	16	CF11	1	NE16	10	S22	1
BE04	9	EMP01	1	NE17	0	T01	30
BE05	4	EMP02	6	NE19	0	T02	21
BE06	14	EMP03	5	NE20	17	T04	0
BE07	47	EMP04	2	NE21	24	T05	0
BE08	10	EMP05	1	NE22	7	T06	10
BE09	34	EMP06	2	NE23	28	T07	0
BE10	17	EMP07	0	NE25	0	T08	17
BE11	3	EMP09	2	NE26	1	T09	2
BE12	0	EMP10	5	NE27	20	T10	23
BE13	20	EMP11	4	RL03	0	T12	4
BE15	0	EMP12	1	RL04	3	T13	1
BE16	15	H03	1	RL05	2	T14	0
BE17	29	H04	1	RL06	7	T15	11
BE18	2	H05	1	RL07	0	T16	0
BE19	2	H06	1	RL08	0	T18	0
BE20	0	H07	2	RL09	0	T20	33
BE21	1	H08	0	RL10	2	T21	1
BE22	0	H09	5	RL11	0	WD01	10
BE23	0	H10	6	RL12	4	WD02	0
BE24	1	H11	0	RL13	3	WD03	4
BE25	0	H12	0	RL14	1	WD04	9
BE26	0	H13	1	RL15	0	WD05	0
BE27	0	H14	0	RL16	0	WD07	0
BE29	11	H15	2	RL17	0	WD08	5
BE30	5	H16	1	RL18	0	WD09	0
BE31	0	H17	0	RL19	1	WD10	3
BE33	18	H18	0	RL20	0	WD11	0
BE34	18	H19	1	RL21	0	WD12	2
BE35	5	H20	0	RL22	0	WD13	3
BE36	0	H21	0	RL23	0	WD14	8
BE37	7	INF1	2	RL24	0	WD15	0
BE38	2	INF2	4	RL27	0	WD16	0
BE39	0	INF3	7	S02	0	WD17	0
BE40	2	NE01	3	S03	0	WD18	0
BE41	0	NE02	3	S04	1	WD19	0
BE42	0	NE03	4	S05	1	WD20	0
BE45	0	NE04	8	S06	0	WD21	0
BE46	1	NE05	2	S07	0		
BE47	5	NE06	26	S08	0		
CF01	4	NE08	0	S10	2		
CF02	0	NE09	3	S12	2		
CF04	6	NE10	13	S16	1		
CF05	0	NE11	12	S17	3		
CF07	0	NE12	10	S18	4		
CF08	3	NE13	0	S19	2		
						Total	950

Policies not used highlighted in bold

- 4.6 The data shown on the previous page demonstrates how the saved Local Plan policies are being implemented and the total number of times policies were used between 1st April 2008 and 31st March 2009 equalled 950 up from 763 in the previous monitoring report indicating that the Local Plan policies are still appropriate to current applications.
- 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 as mentioned in the previous monitoring report, saved policy H14 is a policy to guide hostels for homeless people and there are saved policies regarding allocations for developments that have happened.
- 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 Spatial Planning (2008)
 - 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 It was noted in the previous chapter that the implementation of key policies continues to be effective. The economic climate continues to impact on the housing market and the associated delivery. In response to this the Council has shown flexibility to assist the delivery of certain sites with developers submitting an economic viability statement, which the Council has had independently assessed.
- 5.2 The Local Development Framework preparation process includes a review of the existing planning policy documents as new documents are produced. Careful consideration will need to be given to new and emerging policies at a national level, as outlined in paragraphs 4.8 and 4.9 on the previous page and in Chapter 1. The Council will need to give particular attention to regional policy also, as Ipswich's development plan documents are required to be in general conformity with Regional Spatial Strategy (the RSS), also known as the East of England Plan, which was adopted in May 2008. Furthermore, as mentioned earlier, the East of England Plan is now part of the development plan for Ipswich. The East of England Regional Assembly have confirmed by letter dated 6th November 2009 that the proposed submission Core Strategy and Policies development plan document is in general conformity with the East of England Plan. The East of England Plan is currently being reviewed looking ahead to 2031 and the next AMR will update progress on the review.

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 are being addressed within new planning policy documents is explained below:

- Ensuring that adequate land is allocated to meet the growth targets for Ipswich to 2021 and 2025;
- 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 development is delivered in an uncertain economic climate;
- Ensuring that the impacts of a growing student population can be mitigated and accommodated within existing neighbourhoods;
- 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 and are being 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 2009/2010 AMR

7.1 This section remains largely unchanged since the 2006/2007 AMR, although we need to address the current economic downturn as reported in the previous monitoring period. A seventh key area of work has been added in respect of the recently published proposed submission Core Strategy and Policies development plan document, September 2009. The key areas of work 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;
- 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;
- That in the current economic downturn, to support delivery of development, we can be flexible in our decisions where justified by sound evidence about planning obligations and affordable housing; and
- Putting systems in place to ensure the additional monitoring requirements set out in the emerging core strategy and policies development plan document are met.

8. Conclusions

- 8.1 This is the fifth AMR for Ipswich and it has advanced in terms of developing a more comprehensive monitoring framework. However there are still gaps in the monitoring data that need to be filled, especially in light of new Core Output Indicators and emerging core strategy policies to monitor.
- 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 Local Development Scheme, May 2007 and the new timetable in Ipswich Local Development Scheme, March 2009. The main change has been the decoupling of production of the three development plan documents, to allow for the prioritisation of the Core Strategy and Policies development plan document.
- 8.4 Section 3 reports on the core output indicators identified in the Government's guide on AMRs, and the subsequent Update 2/2008, 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 continues to be more to do to fill remaining gaps. Some however 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.
- 8.5 In addition, we need to continue to establish means to track changes to biodiversity and designated habitats, through working with partners in the Suffolk Biodiversity Partnership.
- 8.6 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 Strategic Housing Land Availability Assessment is nearing completion together with an Employment Land Review. Work is needed on a level 2 Strategic Flood Risk Assessment, which is shortly to commence and an updated retail assessment is required.
- 8.7 Action is also needed to respond to the messages emerging from the indicators in Section 3. A continued key area is the delivery of affordable housing. This is addressed through work on the Core Strategy and Policies development plan document, with a proposed submission version published in September 2009. 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. Although the level of affordable housing completed was much higher in this monitoring period, the economic downturn and an increased focus on development viability will pose challenges in achieving high levels of delivery.
- 8.8 Finally, as identified in Sections 4 and 5, work is needed to respond to new national policy and to the East of England Plan, adopted in May 2008. This has already been undertaken through the production of the proposed submission version of the Core Strategy and Policies development plan document and will be adhered to in the preparation of further 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> . Certain policies from the Ipswich Local Plan 1997 are saved 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 (e.g. 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: Location of the Core Indicators within the Update within this AMR

Core Indicator as set out in Update 2/2008		Location in the AMR (page number(s))
<i>No.</i>	<i>Indicator Description</i>	
BD1	Total amount of additional employment floorspace – by type	15
BD2	Total amount of employment floorspace on previously developed land – by type	15
BD3	Employment land available – by type	15
BD4	Total amount of floorspace for ‘town centre uses’	15
H1	Plan period and housing targets	16
H2 (a)	Net additional dwellings – in previous years	17
H2 (b)	Net additional dwellings – for the reporting year	17
H2 (c)	Net additional dwellings – in future years	18
H2 (d)	Managed delivery target	18
H3	New and converted dwellings – on previously developed land	20
H4	Net additional pitches (Gypsy and Traveller)	22
H5	Gross affordable housing completions	22
H6	Housing Quality – Building for Life Assessments	22
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	25
E2	Change in areas of biodiversity importance	26
E3	Renewable energy generation	26

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

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Appendix D - Sites data to support the Housing Trajectory (Graph 1, Page 18)

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Formally Identified (politically agreed and site specific)																			
Extant Planning Permissions on Allocated Large Sites																			
07/00765	Outline	Priory Heath	Sites S, T, U, V and W, Ravenswood (part Site 6.1 1997). 155 units in total - part superseded by 08/00246 below	Brownfield	Yes	Yes	Yes	7.17	0	77	77	77		37	40				77
08/00246	Full	Priory Heath	Sites S and T, Ravenswood (part Site 6.1 1997, part UC267, part IP150). Part supersedes 07/00765 above	Brownfield	Yes	Yes	Yes	4.26	0	78	78	64	14	32	32				78
07/00715	Full	Priory Heath	Site I, Ravenswood (part Site 6.1 1997)	Brownfield	Yes	Yes	Yes	0.89	23	12	35	0	12						12
08/00903	Full	Alexandra	Driving Test Centre, Woodbridge Road (Part Site 6.9 1997, UC236/IP128 and part UC237/IP129)	Brownfield	Yes	Yes	Yes	0.69	0	0	0	48				48			48
07/00123	Full	Alexandra and St Margarets	Hayhill Road/Woodbridge Road (part Site 6.9 1997) (Also 6.13 2001). Permission for 340 units but likely to be revised to 240 capacity	Both (mostly Greenfield left)	Yes	Yes	Yes	6.58	39	201	258	203	16	21	56	63	63		219
03/01068	Full	Westgate	NCP Car Park 11 St. Georges Street (part Site 6.13 1997) (Also part 6.12 2001, IP167)	Brownfield	Yes	Yes	Yes	0.17	0	39	39	39			39				39
07/00242	Full	Bridge	Great Whip Street (part Site 5.13 1997)	Brownfield	Yes	Yes	Yes	1.16	0	351	351	351			100	126	125		351
Extant Planning Permissions on Unallocated Large Sites																			
05/00819	Full	Bridge	Griffin Wharf, Bath Street (Site 5.11 2001)	Brownfield	Yes	Yes	Yes	4.7	84	380	464	380			100	100	95	85	380
07/00063	Full	Westgate	11-15 Bedford Street (part site 6.12 2001)	Brownfield	Yes	Yes	Yes	0.04	0	12	12	12		12					12
08/00519	Outline	Westgate	112 - 116 Bramford Road (part site 6.4 2001, UC250/IP135)	Brownfield	Yes	Yes	Yes	0.17	0	24	24	24				12	12		24
04/00445	Full	Holywells	Truck and Car Co, Cliff Road (part Site 5.8 2001, UC071/IP068)	Brownfield	Yes	Yes	Yes	0.21	0	14	14	14						14	14
02/01241	Full	Alexandra	Burton's, College Street (Site 5.4 2001)	Brownfield	Yes	Yes	Yes	0.19	71	127	198	127			27	50	50		127
04/00313	Full	Alexandra	Cranfields (part Site 5.4 2001) - part superseded by 09/00046 below - site capacity revised	Brownfield	Yes	Yes	Yes	0.71	98	239	337	126	113			85		41	239
04/01290	Full	Holywells	Modus, Duke Street (part site 5.12 2001)	Brownfield	Yes	Yes	Yes	3.76	374	3	377	0	3						3
04/00804	Full	Whitehouse	Eastway Business Park (Site 6.3 2001)	Brownfield	Yes	Yes	Yes	6.59	353	30	383	29	1	29					30
05/00296	Full	Alexandra	Regatta Quay, Key Street (part site 5.4 2001)	Brownfield	Yes	Yes	Yes	0.85	53	262	315	244	18	19	90	90	45		262

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Extant Planning Permissions on Unallocated Large Sites (continued)																			
04/00105	Full	Bridge	British Rail Land, Wherstead Road (Site 6.6 2001)	Brownfield	Yes	Yes	Yes	4.37	139	41	180	25	16	25					41
06/01027	Full	Westgate	10a & 12 Benezet Street	Brownfield	Yes	Yes	Yes	0.03	4	8	12	0	8						8
07/00716	Full	Westgate	Site Development 333a, 335a, 365, 367, 377, 379 and 389 Bramford Road	Brownfield	Yes	Yes	Yes	1.85	33	57	90	47	10	47					57
05/00759	Outline	Westgate	411-417 Bramford Road (IP163)	Brownfield	Yes	Yes	Yes	0.75	0	34	34	34		12	22				34
07/00877	Full	Bridge	23-25 Burrell Road (IP169)	Brownfield	Yes	Yes	Yes	0.08	0	10	10	10			10				10
07/00943	Full	Stoke Park	Clump Field, Cambridge Drive (UC101/IP091)	Brownfield	Yes	Yes	Yes	0.63	-31	36	5	36		36					36
06/00921	Outline	St John's	79 Cauldwell Hall Road (UC095/IP088)	Brownfield	Yes	Yes	Yes	0.3	0	16	16	16				16			16
08/00545	Full	St Margaret's	Land adjacent 1 Cobbold Street	Brownfield	Yes	Yes	Yes	0.05	0	12	12	0	12						12
04/01261	Full	Holywells	158 Foxhall Road	Brownfield	Yes	Yes	Yes	0.19	6	7	13	7		7					7
07/00894	Full	Alexandra	Land west of Greyfriars Road (UC029 part/IP028a)	Brownfield	Yes	Yes	Yes	0.12			0	14						14	14
03/00137	Full	St Margaret's	Henley Road	Brownfield	Yes	Yes	Yes	0.3	13	1	14	0	1						1
07/00643	Full	Alexandra	47 Key Street (revised site capacity from SHLAA - was 211)	Brownfield	Yes	Yes	Yes	0.65	0	106	106	106					50	56	106
07/00895	Full	Whitehouse	Kildare Avenue	Brownfield	Yes	Yes	Yes	0.27	0	11	11	0	11						11
06/00355	Full	Bridge	Mather Way (covers most of UC248/IP133 - not PH)	Brownfield	Yes	Yes	Yes	0.41	0	0	0	47							47
08/00555	Full	Gainsboro'	312-316 Nacton Road	Brownfield	Yes	Yes	Yes	0.22	0	10	10	10		10					10
05/00792	Full	Westgate	74-78 Norwich Road (part on UC241/IP130)	Brownfield	Yes	Yes	Yes	0.04	0	11	11	11			11				11
05/00724	Full	Alexandra	300 Old Foundry Road	Brownfield	Yes	Yes	Yes	0.02	0	11	11	11		11					11
07/00118	Full	St Margaret's	2 Park Road (UC140/IP161)	Brownfield	Yes	Yes	Yes	0.35	0	13	13	13		13					13
06/00032	Full	Alexandra	7-15 Queen Street	Brownfield	Yes	Yes	Yes	0.09	0	12	12	12		12					12
05/00590	Full	Gipping	Voyage, Ranelagh Road	Brownfield	Yes	Yes	Yes	3.96	259	114	373	54	60	54					114
04/01127	RM	Gainsboro'	Orwell Junior School, Robeck Road (UC242)	Brownfield	Yes	Yes	Yes	0.77	32	17	49	17		17					17
06/00087	Full	Alexandra	Reservoir, Spring Road (UC243/IP166)	Brownfield	Yes	Yes	Yes	0.25	23	1	24	0	1						1
07/00297	Full	Alexandra	36-48 St Helen's Street (IP173)	Brownfield	Yes	Yes	Yes	0.06	0	13	13	0	13						13

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Extant Planning Permissions on Unallocated Large Sites (continued)																			
08/00805	Full	Alexandra	31-37 St Helen's Street	Brownfield	Yes	Yes	Yes	0.04	0	12	12	12		12					12
05/00641	Full	Alexandra	St Helen's Street (UC091/IP084)	Brownfield	Yes	Yes	Yes	0.82	28	51	79	51				51			51
05/01010	Full	Stoke Park	Stoke Park Drive	Brownfield	Yes	Yes	Yes	1.89	-20	51	31	51				51			51
08/00714	Full	Gipping	Stone Lodge Lane West	Brownfield	Yes	Yes	Yes	0.2	0	12	12	0	12						12
07/00190	Full	St Margaret's	The Albany	Greenfield	Yes	Yes	Yes	1.56	15	23	38	17	6	10	7				23
06/01085	Full	Alexandra	Reeves Yard And The Black Barn , Upper Orwell Street (part UC078/IP074) also see 06/01188 below	Brownfield	Yes	Yes	Yes	0.07	0	12	12	12						12	12
06/01007	Full	Whitehouse	Flying Horse PH, 4 Waterford Road	Brownfield	Yes	Yes	Yes	0.35	0	12	12	12		12					12
06/00495	Full	St Margaret's	7-9 Woodbridge Road (UC081/IP176)	Brownfield	Yes	Yes	Yes	0.05	0	14	14	14			14				14
08/00362	Full	Rushmere	345 Woodbridge Road (UC092/IP085)	Brownfield	Yes	Yes	Yes	0.38	0	14	14	14				14			14
03/00098	Outline	St John's	488-496 Woodbridge Road (UC245/IP131)	Brownfield	Yes	Yes	Yes	0.37	0	34	34	34			10	24			34
09/00039	Full	Bixley	The Drift etc Woodbridge Road (covers most of UC156/IP109)	Brownfield	Yes	Yes	Yes	0.78	0	13	13	13			13				13
Extant Planning Permissions Small Sites																			
07/00499	Full	Holywells	Alan Road	Brownfield	Yes	Yes	Yes	0.04	0	8	8	8		8					8
07/00923	Full	Gipping	Belstead Road	Brownfield	Yes	Yes	Yes	0.12	0	5	5	5			5				5
07/00930	Full	Westgate	Benezet Street	Brownfield	Yes	Yes	Yes	0.06	0	7	7	7		7					7
07/00014	Full	St John's	Britannia Road	Brownfield	Yes	Yes	Yes	0.12	0	5	5	5		5					5
06/01098	Full	St Margaret's	Broughton Road	Brownfield	Yes	Yes	Yes	0.15	0	9	9	9				9			9
06/00893	Full	Alexandra	Finbars Walk	Brownfield	Yes	Yes	Yes	0.05	0	6	6	6			6				6
08/00189	Full	St John's	Freehold Road	Brownfield	Yes	Yes	Yes	0.09	0	7	7	7			7				7
06/01176	Full	Gipping	Gibbons Street	Brownfield	Yes	Yes	Yes	0.03	0	6	6	6		6					6
07/01071	Full	Gipping	Gippeswyk Road	Brownfield	Yes	Yes	Yes	0.02	-1	5	4	0	5						5
07/01081	Full	Alexandra	Lacey Street	Brownfield	Yes	Yes	Yes	0.12	0	6	6	6				6			6
08/00094	Full	Alexandra	Lower Brook Street	Brownfield	Yes	Yes	Yes	0.05	6	3	9	0	3						3
08/00832	Full	St John's	Nelson Road	Brownfield	Yes	Yes	Yes	0.07	0	7	7	7			7				7
07/00835	Full	St Margaret's	Park North	Brownfield	Yes	Yes	Yes	0.2	0	5	5	5		5					5
08/00269	Full	St Margaret's	Park Road (part UC020IP020a)	Brownfield	Yes	Yes	Yes	0.42	0	6	6	6			6				6
07/00477	Full	St John's	Parliament Road	Brownfield	Yes	Yes	Yes	0.24	0	5	5	0	5						5

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Extant Planning Permissions Small Sites (continued)																			
06/00250	Full	Westgate	Richmond Road (IP177)	Brownfield	Yes	Yes	Yes	0.13	0	6	6	6		6					6
07/01059	Full	St Margaret's	Samuel Court	Brownfield	Yes	Yes	Yes	0.02	0	6	6	6		6					6
07/00615	Full	Bridge	Stoke Street	Brownfield	Yes	Yes	Yes	0.05	0	5	5	5		5					5
06/00770	Full	Alexandra	Upper Brook Street	Brownfield	Yes	Yes	Yes	0.05	0	8	8	8			8				8
06/01188	Full	Alexandra	Upper Orwell Street (part UC078/IP074) also see 06/01085 above	Brownfield	Yes	Yes	Yes	0.08	0	6	6	6						6	6
Various			Sites with less than 5 units	Brownfield	Yes	Yes	Yes	6.8	-7	199	192	159	39	39	40	40	40		198
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)																			
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)																			
08/00365	S106	Gipping	Elton Park, Hadleigh Road	Brownfield	Yes	Yes	Yes	2.64			0	130			65	65			130
08/00806	S106	Alexandra	Westgate Street/Civic Drive (Part 6.20 2001, IP040)	Brownfield	Yes	Yes	Yes	1.48			0	11			11				11
04/01173	S106	Holywells	Helena Road (Site 5.8 2001)	Brownfield	Yes	Yes	Yes	1.87			0	383			83	100	100	100	383
IP165	Alloc (2001)	Whitehouse	Eastway (site 6.3 2001 part)	Brownfield	Yes	Yes	Yes	2.08			0	100				50	50		100
UC005	Alloc (2001)	Whitton	Tooks Bakery (site 6.2 2001)	Brownfield	Yes	Yes	Yes	2.79			0	100					40	60	100
UC010 part a	Alloc (2001)	Priory Heath	Co-op Depot, Felixstowe Rd (site 6.11 2001 part - IP010a boundary)	Brownfield	Yes	Yes	Yes	3.88			0	110			30	40	40		110
UC014	Alloc (2001)	Holywells	Orwell Church, Fore Hamlet (site 5.12 2001 part)	Brownfield	Yes	Yes	Yes	0.21			0	23						23	23
UC040	Alloc (2001)	Bridge	Land between Vernon St & Stoke Quay (site 5.10 part)	Brownfield	Yes	Yes	Yes	1.09			0	96						96	96
UC111	Alloc (2001)	Holywells	Transco (site 5.8 2001 part, IP098)	Brownfield	Yes	Yes	Yes	0.64			0	63					33	30	63
IP188	Alloc (2001)	Bridge	Websters (site 5.10 2001 part)	Brownfield	Yes	Yes	Yes	0.11			0	10					10		10
UC016	Preferred Option	St Margaret's	Funeral Director's, Suffolk Road (covers part of site 6.15 (1997))	Brownfield	Yes	Yes	Yes	0.97			0	34							34
UC030	Preferred Option	Whitehouse	Land opposite 674-734 Bramford Rd (IP029)	Greenfield	Yes	Yes	Yes	2.26			0	51					21	30	51
UC033	Preferred Option	Whitton	King George V Field, Old Norwich Rd (IP032)	Greenfield	Yes	Yes	Yes	3.54			0	62							62

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted) (continued)																			
UC034	Preferred Option	Whitehouse	Land at Bramford Rd (Stocks site) (IP033)	Brownfield	Yes	Yes	Yes	2.03			0	46						46	46
UC048	Preferred Option	Alexandra	Land at Commercial Road	Brownfield	Yes	Yes	Yes	4.59			0	101					45	56	101
UC052	Preferred Option	Holywells	Shed 8 (IP049)	Brownfield	Yes	Yes	Yes	0.76			0	200					100	100	200
UC057	Preferred Option	Alexandra	Land between Old Cattle Market and Star Lane (part of site covered by 5.10 (1997), IP054)	Brownfield	Yes	Yes	Yes	1.71			0	94					44	50	94
UC068	Preferred Option	Priory Heath	Former 405 Club, Bader Close (IP065)	Greenfield	Yes	Yes	Yes	3.22			0	87					40	47	87
UC077	Preferred Option	Whitton	Thomas Wolsey Special School, Old Norwich Rd (IP073)	Brownfield	Yes	Yes	Yes	1.38			0	62				62			62
UC085	Preferred Option	Bridge	240 Wherstead Road (IP080)	Brownfield	Yes	Yes	Yes	0.58			0	26				26			26
UC109	Preferred Option	Gipping	NCP Car Park Handford Rd East (IP096)	Brownfield	Yes	Yes	Yes	0.22			0	10						10	10
UC185	Preferred Option	St John's	St Clements Hospital Grounds (IP116)	Both	Yes	Yes	Yes	11.63			0	300					150	150	300
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)																			
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)																			
IP174	Lapsed PP	Alexandra	Tacket Street	Brownfield	Yes	Yes	Yes	0.04			0	14					14		14
IP175	Lapsed PP	Whitehouse	Waveney Road	Brownfield	Yes	Yes	Yes	0.15			0	12					12		12
Total								119.2			4,570	4,830	379	515	809	1,118	1,211	1,177	5,209
Brownfield total													373	484	746	1,055	1,087	1,038	

In addition to the sites above the following sites are identified for Student Accommodation

45 units of student accommodation have been completed between 2001-2009. These have been included in the total completions (6,222 units)

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual units which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	Total Identified Supply
Extant Planning Permissions on Unallocated Large Sites																			
08/00518	Full	Holywells	Shed 7 (part Site 5.6 2001, UC037 part, IP036a)	Brownfield	Yes	Yes	Yes	1.17	0	152	152	152		152					152
08/00078	Full	Alexandra	Fore Street (part of 5.1 2001 and part UC001)	Brownfield	Yes	Yes	Yes	0.08	0	5	5	5			5				5
07/00969	Full	Alexandra	Lower Orwell St/Smart Street (part site 6.16 2001/part UC011/IP011a)	Brownfield	Yes	Yes	Yes	0.16	0	0	0	0		0					0
08/00161	Full	Holywells	Duke Street (IP178)	Brownfield	Yes	Yes	Yes	0.09	0	0	0	0				0			0
07/00824	Full	Alexandra	Foundation Street	Brownfield	Yes	Yes	Yes	0.05	0	4	4	4		4					4
09/00046	Full	Alexandra	Key Street (part covers IP156)	Brownfield	Yes	Yes	Yes	0.38	0	51	51	51			51				51
08/00511	Full	St Margaret's	St Margaret's Green (UC088/IP172)	Brownfield	Yes	Yes	Yes	0.08	0	17	17	17			17				17
08/00582	Full	Alexandra	St Margaret's Street	Brownfield	Yes	Yes	Yes	0.05	0	5	5	5			5				5
06/01083	Full	Holywells	Kennings, Duke Street (Site 5.12 2001, IP164). Planning permission for 76 units. Appn received for student accom	Brownfield	Yes	Yes	Yes	0.27	0	43	43	43						43	43
Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)																			
			Sites with less than 5 units (includes 1 unit of Student Accom)	Brownfield	Yes	Yes	Yes	0.08	0	1	1	1		1					1
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)																			
5.11 part	Alloc (1997)	Alexandra	Star Lane (based on UC012/IP012 boundary - ie includes building on corner)	Brownfield	Yes	Yes	Yes	0.32			0	68						68	68
Informally Identified (may not be politically accepted or site specific)																			
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)																			
UC055	Preferred Option	Alexandra	Land between Lower Orwell St & Star Lane (IP052)	Brownfield	Yes	Yes	Yes	0.4			0	132					50	82	132
Total																			
								3.13			278	478	0	157	78	0	161	82	478

Student Accommodation units are calculated using the following criteria:

Establishments providing managed residential accommodation are not counted in the housing supply.

These cover university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons.

However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling.

Appendix E: 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 NE5-6 & NE8-12 NE13 – NE14 NE15 – NE16 NE17 NE19 – NE23 NE25 – NE27	Both Core Both Core All Core Both Core Both Core Core & Sites All Core All Core	Recreation and Leisure RL3 & RL4 RL5 RL6 RL7 RL8 RL9 & RL10 RL11 RL12 & RL13 RL14 RL15 RL16 RL17 & RL18 RL19 RL20 RL21 RL22 RL23 – RL24 RL27	Both Core Core Core Core Sites Both Core Sites Both Core Core Core Core & Sites Both Core Sites Core IP-One Core Core & IP-One Core
Built Environment BE1 – BE47 (except BE14, BE28, BE32, BE43 & BE44)	All Core	Community Facilities CF1 CF2 CF4 & CF5 CF7 CF8 CF9 - CF11	Core Core Both Core Core Core Core & Sites
The Wet Dock Area WD1 – WD21 (except WD6) WD1 & WD2 WD4 WD14 WD19	All IP-One Core Core Core Core	Employment EMP1 EMP2 – EMP6 EMP7 EMP9 EMP10 – EMP12	Core All Sites IP-One Core & IP-One All Core

Housing H3 H4 – H6 H7 – H9 H10 H11 H12 & H13 H14 – H17 H18 H19 & H20 H21	Sites All Sites All Core Core Core Both Core All Core Core & IP-One Both Core Sites	Infrastructure INF1 – INF3	All Core
Shopping S2 – S8 S10 & S11 S16 – S22	All IP-One Both Core All Core	Transport T1 & T2 T4 – T6 T7 T8 – T10 T12 & T13 T14 T15 & T16 T18 T20 & T21	Both Core All Core IP-One All Core Both Core & IP-One IP-One Both Core Core 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

IP-One = IP-One Area Action Plan

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

Appendix F: 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: 3 sites (48 hectares)

2006: 3 sites (48 hectares)

2008: 3 sites (48 hectares)

2009: 3 sites (48 hectares)

RAMSAR: no change

2005: 1 site (41 hectares)

2006: 1 site (41 hectares)

2008: 1 site (41 hectares)

2009: 1 site (41 hectares)

County Wildlife Sites: net increase of 14.1 designated hectares

2005: 19 sites (194 hectares)

2006: 19 sites (194 hectares)

2008: 19 sites (190.9 hectares)

2009: 19 sites (184.7 hectares within the Borough boundary) Net gain of 14.1 hectares

Local Nature Reserves: no change

2005: 4 (36.6 hectares)

2006: 9 (49 hectares)

2008: 9 (49 hectares)

2009: 9 (49 hectares)

Source: Suffolk Biological Records Centre data.