

# Annual Monitoring Report 6, 2009/2010



## IPSWICH LOCAL DEVELOPMENT FRAMEWORK

**December 2010**



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**Ipswich Local Development Framework, Annual Monitoring Report 6, 2009/2010:**  
**Executive Summary**

This is Ipswich Borough Council's sixth Annual Monitoring Report (AMR) produced in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period from 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010. 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 this timetable, progress on document preparation has been slower than expected. The Core Strategy is the first development plan document in the Ipswich Local Development Framework to be submitted to the Secretary of State, on 26<sup>th</sup> March 2010. However, due to the Government's announcement regarding the revocation of Regional Strategies, the hearing into the examination of the Council's Core Strategy was suspended for five months beginning 30<sup>th</sup> July 2010. This suspension would allow time for the Council to consider its options and the way forward for the Core Strategy.

**Key Indicator Results – The Effects of Policies**

Employment – 2,689 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 Bailey Close in Hadleigh Road Industrial Estate. Over the same period, 680 sq metres of employment land were lost to other uses, including residential. Sites available for employment development amount to 55.17 hectares.

Housing – a housing trajectory has been included in this AMR. 389 dwellings net were completed over the monitoring period. 97% of them were built on previously developed land, and 7% of them were affordable homes. However the longer-term affordable housing delivery average as a percentage of total housing completions for 2001-10 is 20%. There were a total of 331 dwellings on developments of 10 or more dwellings. The total housing land supply at April 2010 is shown in Appendix D, with a five-year housing supply of 3,597 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. However, four developments were not within 30 minutes travel time of a hospital by public transport (see Table 7).

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 2009/10 of 11.77 hectares at the site at Brazier's Wood, Pond Alder Carr and Meadows resulting in a total area of 217.51 hectares over 21 sites. A small correction has been made to the 2007/08 and 2008/09 amounts.

Renewable Energy – Planning permission was granted for two domestic solar panel installations in the monitoring year. Further to this there was also one application by Suffolk County Council for positioning a wind turbine at Cliff Lane Primary School with an output of 1,250 watts that was granted planning permission in May 2009.

Local Indicators – Ipswich has two authorised Gypsy/Traveller sites and there were eight 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**

- Revise the Ipswich Local Development Scheme, to take account of the changes brought in by the new government that have changed the LDF preparation process and could therefore impact on key milestones, and slippage in the programme.
  - Revision expected early 2011.
- 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 and there is continued discussion with Development Control.
- Extend the evidence base as identified in the AMR.
  - The Council prepared a Strategic Housing Land Availability Assessment (SHLAA) in partnership with Suffolk Coastal District Council and published the final report for Ipswich in March 2010. An Employment Land Review for Ipswich, Babergh, and Suffolk Coastal has been undertaken and a final report was published in January 2010. A Strategic Housing Market Assessment (SHMA) update for Ipswich has been completed and published in January 2010. An Open Space, Sport & 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 and was published in March 2010. The aim was to develop a multi-modal transport-modelling tool for appraisal of transport and development options. The model has been used for testing transport scenarios related to housing growth in the Ipswich area for the Core Strategy and Policies Development Plan Document. A Renewable Energy and Sustainable Construction Viability Study, and an Urban Design Policies Viability Study were both published in March 2010. All of this work has informed the submission version of the Core Strategy and Policies development plan document. Further work on a Level 2 Strategic Flood Risk Assessment, and a Retail and Commercial Leisure Study is nearing completion.

## **1. Introduction**

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced a requirement for the Borough Council to produce an Annual Monitoring Report (AMR). This is the sixth AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2009/2010. As such it relates to the period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010.
- 1.3 The purpose of this AMR is:
- To review progress in terms of local development document preparation against the timetables and milestones set out in the revised Ipswich Local Development Scheme of 2009 (fourth edition);
  - 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, this involves continued discussion with development control colleagues.
- 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 Office for National Statistics (ONS) mid-year population estimate for 2009 was 126,600 (rounded), an increase of 1,200 since the revised mid-year estimate of 2008 after changes to migration figures.

#### Socio-cultural matters

- 1.7 The unemployment rate in Ipswich recorded a marginal fall from 5.1% in May 2009 to 4.8% in May 2010. For the same period the unemployment rate in Suffolk also dropped from 3.4% to 2.9%. The most recent data published in 2007 showed that Ipswich was the 99<sup>th</sup> most deprived district in England (Suffolk Observatory).

#### Economy

- 1.8 The present economic downturn has slowed construction work in the housing sector, however new developments are still taking place. Retail led mixed-use development on Grafton Way was given a resolution to grant planning permission in March 2010.

- 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 announced for 2010/11 includes £1.7m towards the construction cost of the East and West Bank flood defences.

#### Environmental Assets

- 1.10 The 2009 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 (See Appendix F).

#### Housing and Built Environment

- 1.11 The total housing stock in Ipswich rose from 57,914 at the beginning of the monitoring period to 58,303.
- 1.12 The period 2009/10 saw average house prices in Ipswich increase from £130,405 in the 1<sup>st</sup> quarter of 2009 to £145,389 in the 1<sup>st</sup> quarter of 2010 (Suffolk Observatory). In the previous AMR it was reported that the average house price in Ipswich in the 3<sup>rd</sup> quarter of 2009 was £142,786 (Suffolk Observatory). The average house price in Ipswich is significantly below the Suffolk average of £206,341.
- 1.13 Ipswich has a fine legacy of old buildings. Within Ipswich there are fourteen conservation areas and over 600 listed buildings. During the monitoring period there were two new additions to the Grade II listing, All Hallows Church at Landseer Road and No. 108, The Spinney on Westerfield Road.

#### Transport and Connections

- 1.14 The County Council has developed a major transport scheme '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 scheme was subject to Comprehensive Spending Review in October 2010. On the 26<sup>th</sup> October 2010, it was announced that the £25 million 'Ipswich Transport Fit for the 21st Century' scheme would go ahead despite government spending cuts, subject to the Highways Authority bidding to government in January 2011. This scheme will improve the way that everyone gets around Ipswich and will help to support future employment and housing growth in the town. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront. Transport modelling work was undertaken by consultants in partnership with Suffolk County Council and the Borough Council to model the implications of future growth on traffic. This report was published in March 2010 and provides the evidence base for the Core Strategy and Policies development plan document. The Council obtained Growth Point Funding of £400k via the Haven Gateway Partnership to help fund public realm improvements in the area in between King Street, Lion Street, Princes Street, and Queen Street. The Giles Circus was opened to the public in September 2010 after six months of rebuilding work, with the Giles Statue taking centre stage. Improvements have also been made to Upper Brook Street and Northgate Street between Carr Street and Gt Coleman Street. The kerb lines along these streets have been remodelled to give slightly wider footways and parking / disabled / loading and bus bays have been made more formal.

## National Policy Changes

- 1.15 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/](http://www.communities.gov.uk/planningandbuilding/planning/)). The East of England Regional Assembly was dissolved on the 31<sup>st</sup> March 2010 and it no longer functions as an organisation. Following the abolition of the East of England Regional Assembly (EERA), The East of England Local Government Association as a voluntary association was set up by the 52 local authorities in the region to take forward much of the work done by EERA.
- 1.16 The Secretary of State for Communities and Local Government on 27<sup>th</sup> May 2010 announced abolition of the Regional Strategies. The Government announced that they were formally revoked on 6<sup>th</sup> July 2010 under section 79(6) of the Local Democracy Economic Development and Construction Act 2009 and no longer formed part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004. In the longer term the legal basis for Regional Strategies will be abolished through the Localism Bill. The Localism Bill was published by the Department for Communities and Local Government (DCLG) and presented to Parliament for the First Reading on 13<sup>th</sup> December 2010. This Bill sets out the reforms that will underpin DCLG's plans for decentralisation and introduce new ways for local authorities to address strategic planning and infrastructure issues. However, CALA Homes brought two legal challenges in the High Court to the Government's statement that the intention to revoke Regional Strategies is a material consideration when considering planning applications. The Government has subsequently challenged the High Court ruling that places a temporary block on using the Government's advice that its intention to revoke Regional Strategies should be a material consideration. A hearing into whether the Government's stance is legal is expected to be heard in January 2011.
- 1.17 The Planning Act 2008 gained Royal Assent in November 2008 and enabled the creation of an independent Infrastructure Planning Commission (IPC), the organisation with the power to approve major infrastructure projects, which opened for business on 1<sup>st</sup> October 2009. However, the new Government announced in June 2010 its intention to abolish the IPC, with approval for major projects resting with ministers. Following publication of the Localism Bill, in order to fast track bigger projects, the Government plans to now merge the IPC into a Major Infrastructure Planning Unit in the Planning Inspectorate – an existing agency of Communities and Local Government. The Planning Act 2008 also brings in the Community Infrastructure Levy (CIL), a new local levy, which allows local authorities to charge developers for infrastructure in their area. CIL came into force on 6<sup>th</sup> April 2010 and is a voluntary scheme whereby LPA's can choose whether to implement it or not.
- 1.18 *The Energy National Policy Statements* set out the framework and national policy for planning decisions on major infrastructure projects in relation to energy, including fossil fuels, renewables, gas supply and pipelines, electricity networks and nuclear. The Council submitted comments on the draft Energy NPS in February 2010. Further consultation on the revised NPSs for Energy began in October 2010 because of changes, which were made to the Appraisals of Sustainability for the non-nuclear energy National Policy Statements following the previous consultation. The finalised statements are expected to be presented to Parliament for ratification in spring 2011.

- 1.19 *The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010* introduced a definition of houses in multiple occupation (HMO) into the Use Classes Order, Use Class C4, which is a dwelling in occupation by 3 to 6 people who are not related. HMOs of 7 or more people is the Use Class *sui – generis*. On 1<sup>st</sup> April 2010 Department of Communities and Local Government (DCLG) published *Circular 05/10 – Changes to Planning Regulations for Dwelling Houses and Houses in Multiple Occupation*. This guidance applied from 6<sup>th</sup> April 2010. However on 17<sup>th</sup> June 2010, the Government announced its intention to amend the planning rules for HMOs and on 7<sup>th</sup> September 2010 it was confirmed that the Government would allow as of 1<sup>st</sup> October 2010 change of use from family houses to small HMOs without the need for planning applications. If local authorities wish to control the spread of HMOs they could use Article 4 Directions to require planning applications. On 4<sup>th</sup> November 2010 DCLG published *Circular 08/10 – Changes to Planning Regulations for Dwellinghouses and Houses in Multiple Occupation* to replace primarily *Circular 05/10* mentioned above.
- 1.20 *The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010* amends the GPDO 1995 to expand the scope of non-domestic permitted development and amend the procedure by which local authorities make Article 4 Directions. *The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010* amends the GDPO 1995 in relation to: design and access statements; publicity of planning applications; time limits for lodging certain planning appeals; and provisions to include on the planning register applications for non-material amendments.
- 1.21 A Supplement to PPS1 *Planning Policy Statement: Eco-towns* was published on 16<sup>th</sup> July 2009, providing the standards any eco-town will have to adhere to and the list of locations identified with the potential for an eco-town.
- 1.22 On 9<sup>th</sup> June 2010 a re-issue of *Planning Policy Statement 3: Housing (PPS3)* was made, with two amendments: a) removing private residential gardens from the definition of previously developed land in Annex B; and b) deleting the national indicative minimum density of 30 dwellings per hectare from paragraph 47 of PPS3. This replaces earlier editions of PPS3 published in November 2006 and January 2010.
- 1.23 *Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth* sets out the Government's comprehensive policy framework for planning for sustainable economic development in urban and rural areas and was published on 29<sup>th</sup> December 2009. This replaces *Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms (PPG4)* and *Planning Policy Guidance 5: Simplified Planning Zones (PPG5)*; *Planning Policy Statement 6: Planning for Town Centres (PPS6)*; and the economic development sections of *Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)*. There was a good practice guide also published along with PPS4 called *Planning for Town Centres: Practice guidance on need, impact and the sequential approach*, intended to support the implementation of town centre policies set out in PPS4.
- 1.24 *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* published on 23<sup>rd</sup> March 2010 sets out the Government's planning policies on the conservation of the historic environment. *Planning Policy Statement 15: Planning for the Historic Environment (2009)* was published in draft form for consultation in 2009. However there were concerns raised regarding the protection of historic assets in particular and the Government re-drafted the final proposals and published it in early 2010 as PPS5. The document emphasises the principles of sustainable development when dealing with the management of change in the historic environment. This document replaces *Planning*



*Policy Guidance 15: Planning and the Historic Environment (PPG15)* (1994); and *Planning Policy Guidance 16: Archaeology and Planning (PPG16)* (1990). PPS5 is also supported by a *Practice Guide*, which is endorsed by Communities and Local Government, the Department for Culture, Media and Sport (DCMS) and English Heritage.

- 1.25 A revised version of *Planning Policy Statement 25: Development and Flood Risk (PPS25)* was published on 29<sup>th</sup> March 2010. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. This edition replaces the earlier version of PPS25 published on 7<sup>th</sup> December 2006. Tables D1 and D2 in Annex D have been revised to clarify the definition of functional floodplains, and to amend how the policy is applied to essential infrastructure, including water treatment works, energy services facilities, installations requiring hazardous substances consent and wind turbines in flood risk areas. *Planning Policy Statement 25 Supplement: Development and Coastal Change* was published in March 2010, setting out a planning framework for the continuing economic and social viability of coastal communities. The policy aims to strike the right balance between economic prosperity and reducing the consequences of coastal change on communities. A complementary practice guide to PPS25 was published in December 2009 replacing the earlier version of the Practice Guide. It provides guidelines on how to implement development and flood risk policies by the land use planning system.
- 1.26 Early 2011 will see the disappearance of the Government Office for the East of England (GO-East). The East of England Development Agency (EEDA) will also be wound up in the 2011-12 financial year. The new Government is supporting the creation of Local Enterprise Partnerships (LEPs), and in December 2010 it was announced that there would be a LEP for Norfolk and Suffolk known as 'New Anglia'. The LEP will be able to bid for funding for projects from sources such as the Regional Growth Fund.

## 2. Progress on Local Development Scheme timetables

2.1 The first Local Development Scheme (LDS) for Ipswich was formally brought into effect in January 2005. This was later revised in March 2006 and again in May 2007. A third revision (edition four) 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 the revised Ipswich LDS for March 2009, and gives an update on their progress.

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

Local Development Document	Key Milestones	Progress
Core Strategy and Policies DPD	<p><u>LDS March 09</u></p> <p>Prepare DPD September 2008-March 2009; Publication of DPD July 2009; Submission of DPD January 2010; Adoption of DPD September 2010.</p>	<ul style="list-style-type: none"> <li>• Core Strategy and Policies Proposed Submission Version agreed by Full Council in September 2009 following Executive in July 2009.</li> <li>• Publication (Regulation 27 consultation) of Core Strategy and Policies DPD undertaken between 2<sup>nd</sup> October and 27<sup>th</sup> November 2009.</li> </ul>
Site Allocations and Policies DPD	<p>Publication of DPD November 2010; Submission of DPD April 2011; Adoption of DPD January 2012.</p>	<ul style="list-style-type: none"> <li>• Core Strategy and Policies Proposed Submission document submitted to the Secretary of State (Regulation 30) on 26<sup>th</sup> March 2010.</li> </ul>
IP-One Area Action Plan DPD	<p>Publication of DPD November 2010; Submission of DPD April 2011; Adoption of DPD January 2012.</p>	<ul style="list-style-type: none"> <li>• Pre-hearing meeting was scheduled for 15<sup>th</sup> June 2010 followed by examination hearings thereafter. Due to the revocation of Regional Spatial Strategy being announced on 27<sup>th</sup> May 2010, the Pre-hearing meeting was changed to an explanatory meeting, pending further ministerial guidance. On 30<sup>th</sup> July 2010 the Examination of the Core Strategy was suspended until 30<sup>th</sup> December 2010 for the Council to consider its housing growth options. This followed a ministerial statement on 6<sup>th</sup> July 2010 revoking regional strategies.</li> <li>• Because the two site-based DPDs follow on from the Core Strategy, the delay to the latter has had a knock-on effect on their timetables.</li> </ul>

**Table 1b: LDS Targets for other documents listed in the Local Development Scheme, March 2009**

<b>Local Development Document</b>	<b>Status</b>	<b>Key Milestones</b>	<b>Progress</b>
The Northern Fringe Area Development Brief	Supplementary planning document	Preparation of SPD October 2012-January 2013 Public consultation on draft SPD March-April 2013 Adopt SPD September 2013	The LDS position on this SPD will be updated by Policy CS10 in the submitted Core Strategy DPD. This states that preparation of the SPD will begin when the Core Strategy is adopted.
Extending your Home	Supplementary planning document	Preparation of SPD April-July 2012 Public consultation on draft SPD September-October 2012 Adopt SPD February 2013	Start scheduled for January 2012
Parking Standards	Supplementary planning document	Preparation of SPD April-July 2012 Public consultation on draft SPD September-October 2012 Adopt SPD February 2013	Start scheduled for January 2012
Planning Obligations	Supplementary planning document	Preparation of SPD April-July 2012 Public consultation on draft SPD September-October 2012 Adopt SPD February 2013	Start scheduled for January 2012
The Old Norwich Road Development Brief	Supplementary planning document	Preparation of SPD October 2012-January 2013 Public consultation on draft SPD March-April 2013 Adopt SPD September 2013	Start scheduled for July 2012
Air Quality: (jointly prepared with all the Suffolk Districts and Suffolk County Council)	Supplementary planning document	Preparation of SPD April-July 2012 Public consultation on draft SPD September-October 2012 Adopt SPD February 2013	A draft protocol has been prepared by SCC and is due for public consultation early in 2011. It will not have SPD status.

Sustainable Construction: (jointly prepared with all the Suffolk Districts and Suffolk County Council)	Supplementary planning document	Preparation of SPD April-July 2012 Public consultation on draft SPD September-October 2012 Adopt SPD February 2013	Start scheduled for January 2012
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2.4 All timescales could be affected by delay to the Core Strategy and the LDS will need reviewing to address this.

2.5 Table 1a above shows that, at 31<sup>st</sup> March 2010, progress against milestones in the 2009 LDS had slipped by two months. This slippage arose because the Council members wanted to give the public an opportunity to comment on the draft Core Strategy at the Executive meeting in July 2009. This was done so that all the stakeholders had a sight of the draft plan two months ahead of the full Council in September 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;
- 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 when the Core Strategy is adopted.

2.6 Slippage in the timetable for document preparation is a cause for concern, because it can impact on investment decisions and lengthen periods of uncertainty for the community. The March 2009 LDS proposed submission of the Core Strategy and Policies development plan document in January 2010, however the document was submitted to the Secretary of State on 26<sup>th</sup> 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 after the adoption of the Core Strategy and Policies development plan document, which is now anticipated in autumn 2011.

2.7 However following submission of the Core Strategy in March 2010 and the start of the Examination process, the Government announced the revocation of Regional Strategies. This led to the Core Strategy Examination being suspended until 31<sup>st</sup> December 2010. This has caused considerable slippage to Core Strategy timetables and consequently to both subsequent development plan documents and supplementary planning documents. Therefore the LDS will need to be revised to update timetables.

- 2.8 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.
- 2.9 In addition to the SPDs there are two protocols under preparation by the County Council on Air Quality and Section 106. These protocols would not have SPD status but will guide the development control process in relation to Air Quality and Section 106s.

### **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). In 2007 the Government Office for the East of England added a regional indicator relating to Gypsy and Traveller issues and this is addressed at paragraph 3.52.
- 3.3 The core output indicators cover five areas of activity although only three of these are relevant to a district authority such as Ipswich, the other two being county council functions. The three 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 sixth AMR for Ipswich and it is possible to identify change over time for some indicators despite the core output indicators being revised in 2008.
- 3.6 Since the 2009 AMR, further work on monitoring has progressed. However as mentioned previously 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 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010.

#### **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. 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 (Indicator BD1 and BD2)**

	Total floorspace developed - Ipswich (m <sup>2</sup> )	% on previously developed land	In Village, Waterfront or Town Centre areas (m <sup>2</sup> )	In designated Employment Areas (1997 Local Plan) (m <sup>2</sup> )
Use Class B1	1,904	100	170	1,734
Use Class B2	728	100	0	728
Use Class B8	56.8	100	0	56.8

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<sup>1</sup>), and in employment areas identified in the adopted Local Plan. In the current monitoring year, the largest business development took place at Bailey Close for conversion of existing social club and vehicle repair depot into six self-contained light industrial/warehouse units (B1/B8) and erection of two new industrial units (application ref: 07/00641/FUL).

***Employment Land Available (Indicator BD3)***

- 3.13 The total amount of employment land available for employment use across the whole of Ipswich is 55.17 hectares (ha). This consists of 4.54 ha with planning permission, 20.09 ha on allocated land and 30.54 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 Borough (indicator BD4). This type of use includes shops, financial & professional services, offices, and leisure uses such as cinemas and bingo halls.

**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	0	150	0	0	150
Losses	150	0	0	0	150
Net Change	-150	150	0	0	0

Note: these figures represent a change of use (A1 to A2).

<sup>1</sup> The First Deposit Draft Ipswich Local Plan 2001 remained a material consideration until Council decision to submit the Core Strategy on 17<sup>th</sup> March 2010.

**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	4,596	0	170	0	4,766
Losses	70	0	600	780	1,450
Net Change	4,526	0	-430	-780	3,316

Note: 4,181 sq metres of A1 retail floorspace included within the total A1 figure of 4,596 sq metres completed represents the Asda supermarket on Stoke Park Drive, which is part of a district centre redevelopment.

***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 2009 and 2010 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)
2009-2010	0.068 ha	0.0 ha	0.049 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. 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 2026;
- 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 four different housing targets that are relevant to Ipswich. As a result of the Government’s announcement regarding revocation of regional strategies, the Council has approved a reduction in the annual requirement of dwellings from 770 per annum to 700 per annum.



**Table 5: Housing Targets for Ipswich (Indicator H1)**

<b>Document</b>	<b>Adoption Date</b>	<b>Housing Period</b>	<b>Total Ipswich Housing Target</b>	<b>Annual Target</b>
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 – Core Strategy	Target adoption date* 2010	2001 to 2021 (financial year based)	14,000	700
Ipswich Local Development Framework – Core Strategy	Target adoption date* 2010	2021 to 2026 (financial year based)	3,500	700

\* As set out in March 2009 Local Development Scheme. Due to the suspension of the Examination of the Core Strategy and Policies DPD, the target adoption date is now 2011.

3.19 Previous AMRs have stated two factors of particular note:

- (i) The targets had 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 was 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 had significantly increased twice over the last decade. Therefore, within Ipswich, an element of playing ‘catch up’ on the targets is inevitable.
- (iii) The introduction of a revised target in the emerging Core Strategy and Policies DPD of 700 dwellings per annum reflects projected completions over the 15-year period of the Core Strategy plan. The target has been revised downwards to take realistic account of evidence indicating reduced land capacity and the effects of recession.

This would enable Ipswich to meet housing needs; support the delivery of affordable housing; ensure that jobs growth in the wider Ipswich area is not affected by labour force constraints; rebalance the supply towards houses to complement the recent trend for flats, and provide family-orientated homes; and support wider growth objectives e.g. improving town centre shopping.

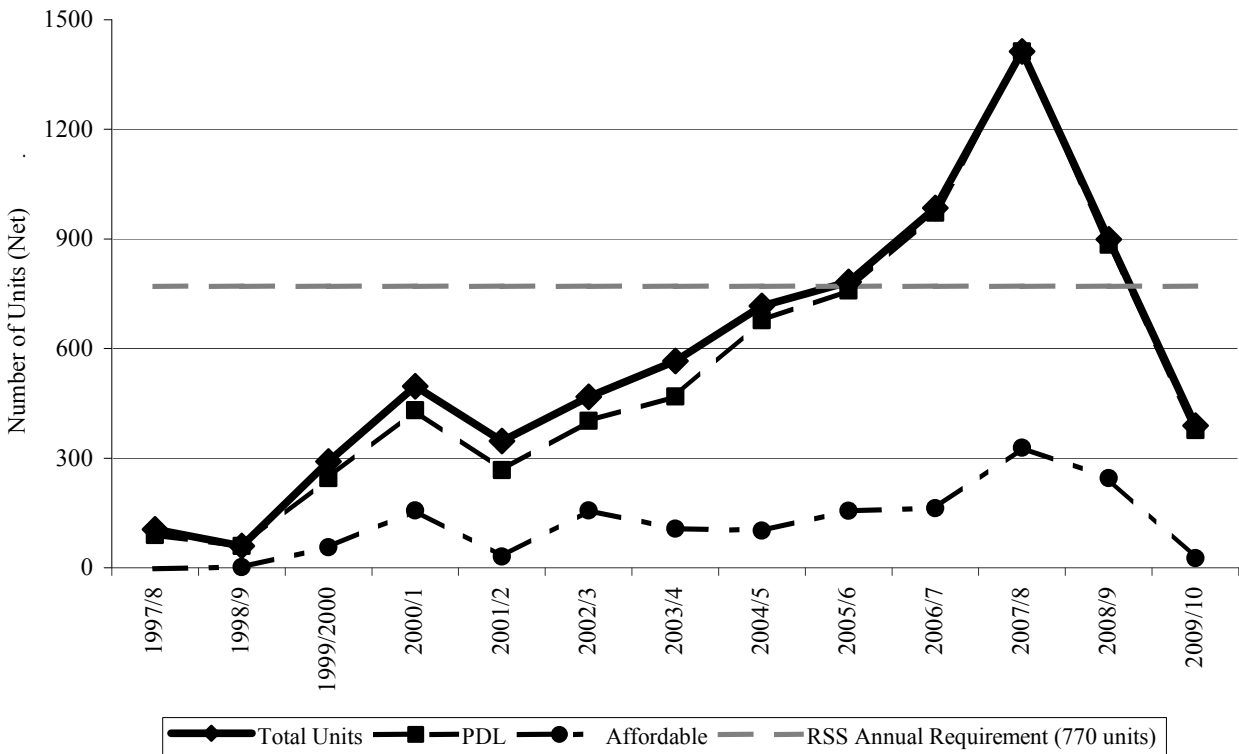
**Housing completions (net additional dwellings) since 1996 (Indicator H2 (a) and (b))**

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

Completions 1 <sup>st</sup> April 2009 to 31 <sup>st</sup> March 2010	389
Completions July 1996 to March 2010	7,660
Average completions per year July 1996 to March 2010	557
Completions April 2001 to March 2010	6,566
Average completions per year April 2001 to March 2010	729

Note: completions for 2008/9 as reported in the previous AMR included 45 units of student accommodation in either clusters of 4-6 bedrooms or bedsit arrangements. However as a result of the 'North Ipswich public inquiry' it was agreed not to include this figure in the housing completions and therefore completions for the previous period should have read 6,177 dwellings between April 2001 and March 2009.

**Graph 1: Net Housing Completions in Ipswich from 1<sup>st</sup> July 1996 to 31<sup>st</sup> March 2010**

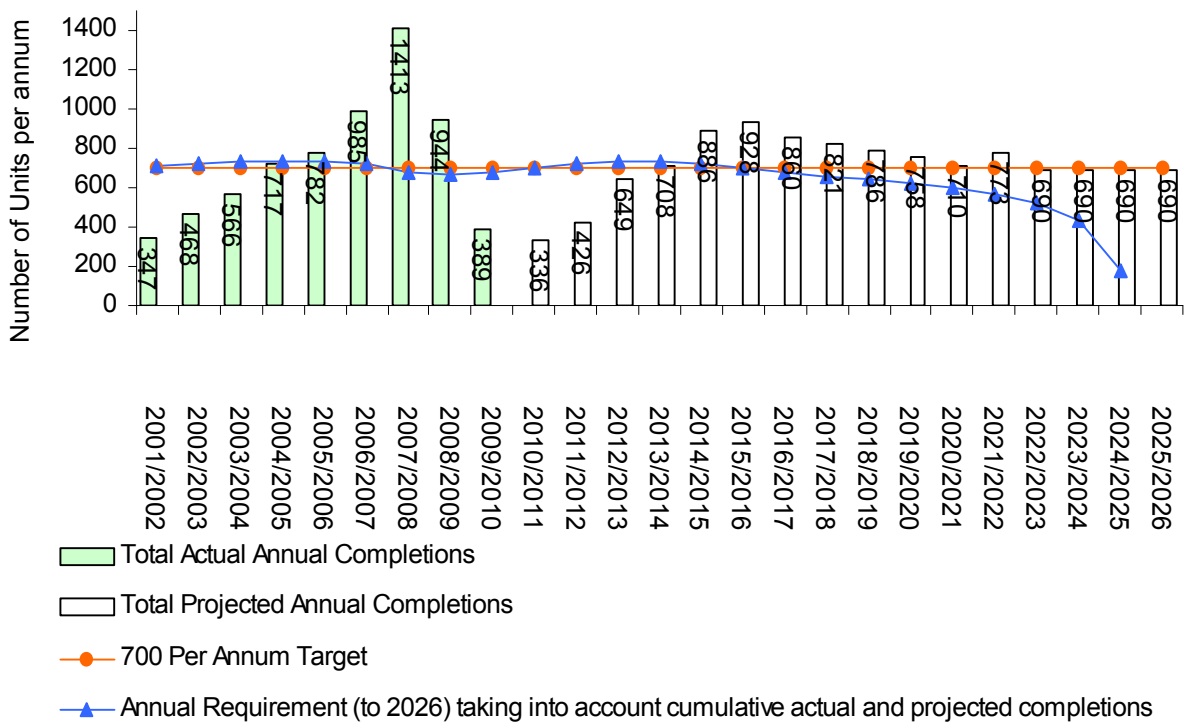


**Projections for future housing up to 2021 (Indicator H2 (c) and (d))**

3.21 Graph 2 below identifies annual housing completions since 2001 and also sets out a projection of estimated annual housing delivery (net additional dwellings) in the period up to 2026.

3.22 The trajectory 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) published in March 2010.

**Graph 2: Housing Trajectory: Completions Since 2001 and Projections to 2026**



- 3.23 The projected completions in Graph 2 include sites forming part of the housing land supply, which include SHLAA sites (see paragraph 3.25 and also Appendix D). Graph 2 illustrates the annual requirement identified in the emerging Core Strategy and Policies DPD of 700 dwellings per annum.
- 3.24 Graph 2 also illustrates the housing requirement post 2021 through to 2026. Together with the Site Allocations and Policies development plan document and IP-One Area Action Plan, the Core Strategy and Policies DPD will address the need for allocations to ensure the delivery of housing to 2026.

- 3.25 In terms of short-term housing delivery and supply at 1<sup>st</sup> April 2010 Ipswich had:

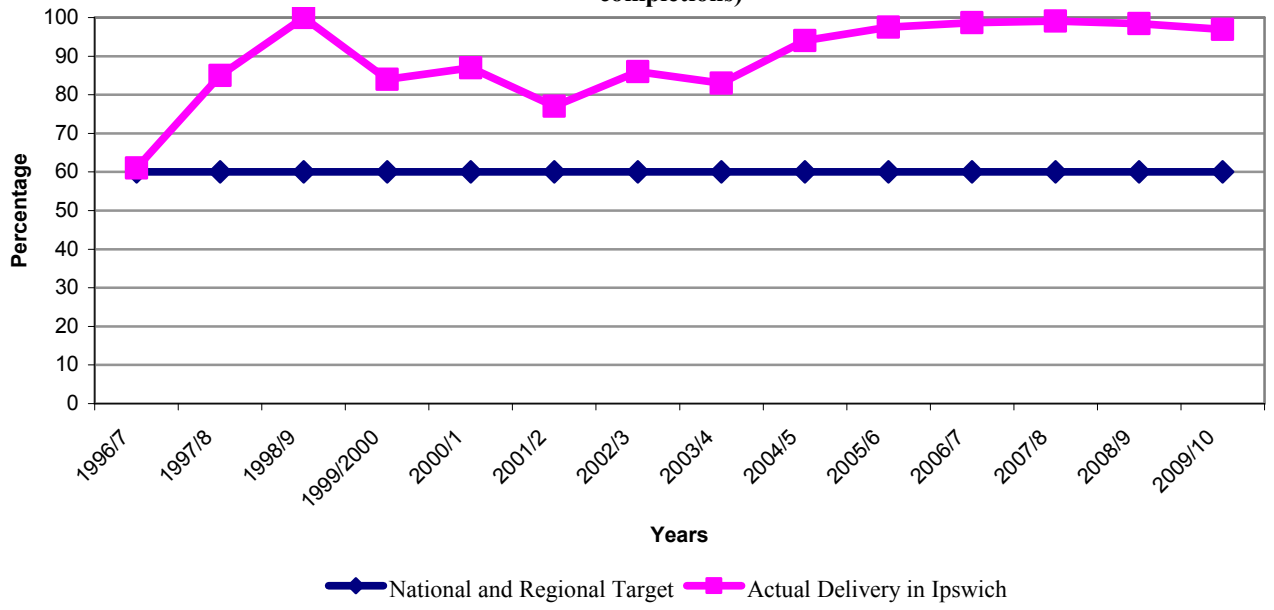
Units under construction	694
Units with planning permission (p.p.) but not yet commenced	2,319
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	836
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,232
Units remaining on adopted LP housing allocations (using increased densities from emerging LDF).	123
Total	5,204

- 3.26 The total short-term housing supply at 1<sup>st</sup> April 2010 in Ipswich is 5,204 dwellings. However, not all of these sites are deliverable within five years. 1,232 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 results in a five-year housing supply for Ipswich of 3,597 dwellings at 1<sup>st</sup> April 2010, based on an annual requirement in the emerging Core Strategy and Policies DPD of 700 dwellings per annum. The precise timing of delivery as set out in the housing trajectory in Graph 2 has been affected by the economic downturn. We anticipated in the 2009 AMR a further dip in completions in the 2009/10 monitoring period, which has been the case. We anticipate completions for the 2010/11 monitoring period to be at a similar level to that in 2009/10 with a recovery towards the latter part of the 2011/12 monitoring period.

***Development on Previously Developed Land (Indicator H3)***

- 3.27 Graph 3 shows that, at 97%, the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 93% between 1996 and 2010 and 95% between 2001 and 2010.

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



### *Densities of Completed Developments*

3.28 In the year from April 2009 to March 2010 the following units were completed within new build developments of more than or equal to 10 units.

**Table 6: Developments completed between April 2009 and March 2010**

<b>Site Address</b>	<b>Net units built during the year</b>	<b>Total number of units on site</b>	<b>Density of whole site (units per hectare)</b>
Croft Street/Wherstead Road	28	180	41.2
Cranfields, College Street	97	180	288.0
Ravenswood	12	1,250	38.7
Europa Way/Bramford Road	6	390	56.4
Childer's Court, Sandy Hill Lane	5	49	64.5
Modus, Duke Street	3	377	100.3
Regatta Quay, Key Street	18	315	370.2
Spring Road/Bartholomew Street	1	24	96.8
Ranelagh Road (Compair Site)	74	373	95.6
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road	33	304	46.2
The Albany	12	38	24.5
Bramford Gardens, Bramford Road	10	97	52.5
Kildare Avenue	11	11	39.3
Jasmine Close	12	12	60.3
St Helen's Street/Grimwade Street	9	13	209.7
<b>Total new build units completed in sites of equal to or greater than 10 units</b>	<b>331</b>	<b>3,613</b>	

Sites, which are part or all conversion or change of use or where only the demolition of units ahead of development has been carried out, are not included. In the case of the completed dwellings at St Helen's Street/Grimwade Street these were all new build.

3.29 Out of those 331 units:

- 12 were developed at less than 30 units per hectare (4% of units);
- 84 were developed at between 30 and 50 units per hectare (25% of units);
- 235 were developed at over 50 units per hectare (71% of units).

3.30 The average net density of land covered by the 331 units is 83.2 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 331 completed units, 118 (35.6%) were within Waterfront schemes. 263 (79%) of the 331 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 November 2006 applies that same standard as the First Deposit Draft Local Plan 2001.
- 3.34 The Regional Spatial Strategy gave priority to the provision of affordable housing to meet identified needs. The target was to ensure that some 35% of new dwelling provision is affordable at the regional level. The emerging Core Strategy and Policies DPD's proposed affordable housing target is 35% in schemes of 15 or more dwellings or 0.5 ha or more and 20% in schemes of between 10 and 14 dwellings or 0.3 to 0.49 ha.
- 3.35 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2009/10	1996-2010	2001-2010
Ipswich	26 (7%)	1,528 (20%)	1,316 (20%)
Suffolk <sup>1</sup>	N/A	N/A	14% (2001-2008)
Regional <sup>1</sup>	N/A	N/A	15% (2001-2008)

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

- 3.36 The figure for 2009/10, reported in the table above is a net figure in order to provide a comparison with historic figures. The figure is much lower this year as we have now aligned our figures with those produced by the Council's housing department to ensure consistency of reporting. However, the Council's housing department also recorded a low figure compared to previous delivery and it is important to look at the total completions between 1996 and 2010, and 2001 and 2010, which both equate to 20% of total housing delivery. Initial data on housing completions for 2010/11 monitoring period to December 2010 indicate a significantly higher percentage of affordable housing completions than experienced in 2009/10.
- 3.37 To inform future affordable housing delivery and local need the 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. An update to the SHMA was published in January 2010.

#### ***Housing Quality – Building for Life Assessments (Indicator H6)***

- 3.38 The Update introduced a new indicator on housing quality to show the level of quality in new housing development. We have not monitored this indicator previously 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). No business (B1 and B2) development over the threshold size of 2,500 square metres that triggers the PPG13 standard was completed during the monitoring year.

### *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 331 units within major residential developments that were completed during the year 2009/10 (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? <sup>1</sup>					
		Hospital	GP	Major Retail Centre	Primary School	Secondary School	Employment (i.e. the town centre)
Croft St/Wherstead Rd	28	not walk	✓	✓	✓	✓	✓
Cranfields, College St	97	not walk	✓	✓	✓	✓	✓
Ravenswood	12	not walk	✓	✓	✓	✓	✓
Europa Way/Bramford Road	6	X	✓	✓	✓	✓	✓
Childer's Court, Sandy Hill Lane	5	not walk	✓	✓	✓	✓	✓
Modus, Duke Street	3	not walk	✓	✓	✓	✓	✓
Regatta Quay, Key Street	18	not walk	✓	✓	✓	✓	✓
Spring Rd/Bartholomew Street	1	✓	✓	✓	✓	✓	✓
Ranelagh Road (Compair Site)	74	not walk	✓	✓	✓	✓	✓
Phase 1, 2a and 2b Bramley Hill, off Woodbridge Road	33	✓	✓	✓	✓	✓	✓
The Albany	12	not walk	✓	✓	✓	✓	✓
Bramford Gardens, Bramford Road	10	X	✓	✓	✓	✓	✓
Kildare Avenue	11	X	✓	✓	✓	✓	✓
Jasmine Close	12	X	✓	✓	✓	✓	✓



St Helen's Street/Grimwade Street	9	not walk	✓	✓	✓	✓	✓
Number of the 331 units within 30 minutes of service by foot or bus	331	292	331	331	331	331	331

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 1<sup>st</sup> 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 rather than in the centre. 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 Christchurch Park, 33 hectares in size, was given its second Green Flag award in July 2009 and its third Green Flag award in July 2010 in recognition of its excellent use of green space, well-maintained facilities and high standard of safety and security.
- 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 Some of central Ipswich is within the floodplain and as such flooding issues are of particular relevance in Ipswich. The Council has been working with the Environment Agency and other partners on an Ipswich Flood Defence Management Strategy. The Environment Agency announced in March 2008 that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured. A tidal surge barrier across the River Orwell is the main part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, once further funding has been secured, and is expected to be in operation in 2014. This will safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. The first stage of this project was completed in December 2008, which saw the replacement of flood gates at the Wet Dock Lock. Construction of the East and West Bank flood defence walls is currently underway. Further stages, including the flood defence barrier, are currently planned for between 2010 and 2014. The Environment Agency and the Council are now working in partnership to deliver the strategy.
- 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 23 applications in Ipswich where flood risk or water quality was an issue. Of these, 15 were approved, 1 was subject to a section 106, 4 were refused, 2 were withdrawn and decision is still pending on 1 application. 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<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010 there has been one amendment to the boundaries of County Wildlife Sites, which has resulted in a net gain as shown in Appendix F. The 2008/09 amount was reported incorrectly in the previous AMR.

### **Renewable Energy Generation (Indicator E3)**

- 3.51 Planning permission was granted for two domestic solar panel installations in the monitoring year. Further to this there was also one application by Suffolk County Council for positioning wind turbine at Cliff Lane Primary School with an output of 1,250 watts. 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

### 3.52 Gypsy and Travellers 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 6 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 eight 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 2009 and March 2010. There were no unimplemented permissions outstanding at 31<sup>st</sup> March 2010.

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

Ipswich has 43 permanent pitches for Gypsies and Travellers at present, but a single-issue review of Regional Spatial Strategy concluded that the Borough needed to provide an additional 15 permanent pitches by 2011. In partnership with five other Suffolk authorities, Ipswich Borough Council commissioned a joint Gypsy and Traveller Accommodation Assessment (GTAA) in July 2006. The study reported in May 2007 and identified a need in Ipswich for one to three additional residential pitches and a transit site. Ipswich Borough Council is 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 still 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 2009/10 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 Jenny Morcom: Ipswich Borough Council
- c) GTAA May 2007 (IBC)

### 3.53 Air Quality

On 21<sup>st</sup> March 2006 the Council declared three Air Quality Management Areas in Ipswich. They are located at the Star Lane Gyratory 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. The Council's Environmental Health team does a detailed Air Quality Update and Screening Assessment annually. No new locations/ busy roads have been identified for air quality management since the last assessment in January 2008. 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. A draft protocol is being developed by Suffolk County Council and Suffolk districts, which will help ensure a consistent approach

#### **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 in the adopted Local Plan (1997). 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 14<sup>th</sup> 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 policies. 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 do not carry any weight following submission of the Core Strategy and Policies Development Plan Document. The Local Development Framework that the Council has started producing will supersede the Local Plan. 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:
- 389 dwellings were completed between April 2009 and March 2010, of which 291 were flats and 98 were houses or bungalows. 26 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
  - At 1<sup>st</sup> April 2010, land was available for 5,204 housing units. Of this figure 3,597 dwellings are deliverable between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, and using the annual requirement of 700 dwellings per annum, the Council has a five-year housing supply.

## Housing Supply

Units under construction	694
Units with planning permission (p.p.) but not yet commenced	2,319
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)	836
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,232
Units remaining on adopted LP housing allocations (using increased densities from emerging LDF).	123
<b>Total</b>	<b>5,204</b>

At 31<sup>st</sup> March 2010, 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 31<sup>st</sup> March 2010

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
<b>Total</b>	<b>20</b>	<b>6</b>	<b>11</b>	<b>3</b>

- A total of 72.58 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-2010. 20.09 ha of employment land remain available on allocated sites, 4.51 ha of employment land have planning permission and 30.54 ha remain available as vacant land within employment areas.
- Development Control used 118 of the Local Plan's 184 saved policies in the determination of planning applications during the monitoring period (see below).

Local Plan Policies referred to in Planning and Development Committee reports

Policy	Frequency	Policy	Frequency	Policy	Frequency	Policy	Frequency
BE01	70	<b>CF09</b>	<b>0</b>	NE14	2	S20	3
BE02	65	<b>CF10</b>	<b>0</b>	NE15	2	S21	2
BE03	6	CF11	3	NE16	6	<b>S22</b>	<b>0</b>
BE04	2	<b>EMP01</b>	<b>0</b>	<b>NE17</b>	<b>0</b>	T01	16
<b>BE05</b>	<b>0</b>	EMP02	5	NE19	1	T02	9
BE06	16	EMP03	5	NE20	13	T04	2
BE07	39	EMP04	4	NE21	20	<b>T05</b>	<b>0</b>
BE08	17	EMP05	6	NE22	5	T06	4
BE09	28	EMP06	1	NE23	12	<b>T07</b>	<b>0</b>
BE10	11	<b>EMP07</b>	<b>0</b>	NE25	1	T08	16
<b>BE11</b>	<b>0</b>	<b>EMP09</b>	<b>0</b>	<b>NE26</b>	<b>0</b>	T09	3
<b>BE12</b>	<b>0</b>	<b>EMP10</b>	<b>0</b>	NE27	15	T10	3
BE13	26	EMP11	3	<b>RL03</b>	<b>0</b>	T12	7
BE15	1	<b>EMP12</b>	<b>0</b>	RL04	1	T13	3
BE16	4	<b>H03</b>	<b>0</b>	RL05	5	T14	1
BE17	29	H04	6	RL06	8	T15	8
BE18	1	H05	1	RL07	2	T16	1
BE19	1	H06	1	<b>RL08</b>	<b>0</b>	T18	1
BE20	3	<b>H07</b>	<b>0</b>	RL09	1	T20	39
<b>BE21</b>	<b>0</b>	<b>H08</b>	<b>0</b>	<b>RL10</b>	<b>0</b>	<b>T21</b>	<b>0</b>
<b>BE22</b>	<b>0</b>	H09	10	<b>RL11</b>	<b>0</b>	WD01	4
BE23	1	H10	5	RL12	3	<b>WD02</b>	<b>0</b>
<b>BE24</b>	<b>0</b>	H11	6	RL13	2	WD03	1
<b>BE25</b>	<b>0</b>	<b>H12</b>	<b>0</b>	RL14	4	WD04	1
BE26	1	<b>H13</b>	<b>0</b>	RL15	2	<b>WD05</b>	<b>0</b>
<b>BE27</b>	<b>0</b>	<b>H14</b>	<b>0</b>	<b>RL16</b>	<b>0</b>	<b>WD07</b>	<b>0</b>
BE29	6	<b>H15</b>	<b>0</b>	RL17	2	WD08	1
<b>BE30</b>	<b>0</b>	<b>H16</b>	<b>0</b>	RL18	1	WD09	1
<b>BE31</b>	<b>0</b>	<b>H17</b>	<b>0</b>	<b>RL19</b>	<b>0</b>	<b>WD10</b>	<b>0</b>
BE33	12	H18	6	<b>RL20</b>	<b>0</b>	WD11	1
BE34	12	<b>H19</b>	<b>0</b>	<b>RL21</b>	<b>0</b>	WD12	1
<b>BE35</b>	<b>0</b>	<b>H20</b>	<b>0</b>	<b>RL22</b>	<b>0</b>	<b>WD13</b>	<b>0</b>
<b>BE36</b>	<b>0</b>	H21	4	<b>RL23</b>	<b>0</b>	WD14	1
BE37	17	INF1	5	RL24	1	<b>WD15</b>	<b>0</b>
BE38	3	INF2	13	<b>RL27</b>	<b>0</b>	WD16	2
BE39	2	INF3	4	S02	4	WD17	1
BE40	7	NE01	3	<b>S03</b>	<b>0</b>	WD18	1
BE41	7	NE02	6	S04	1	<b>WD19</b>	<b>0</b>
BE42	1	NE03	7	S05	1	<b>WD20</b>	<b>0</b>
BE45	3	NE04	2	<b>S06</b>	<b>0</b>	<b>WD21</b>	<b>0</b>
BE46	1	NE05	2	<b>S07</b>	<b>0</b>		
BE47	9	NE06	32	<b>S08</b>	<b>0</b>		
CF01	3	<b>NE08</b>	<b>0</b>	<b>S10</b>	<b>0</b>		
CF02	2	NE09	4	<b>S12</b>	<b>0</b>		
CF04	1	NE10	10	S16	7		
<b>CF05</b>	<b>0</b>	NE11	9	S17	2		
<b>CF07</b>	<b>0</b>	NE12	3	S18	4		
CF08	3	NE13	1	<b>S19</b>	<b>0</b>		
						Total	838

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. The total number of times policies were used between 1<sup>st</sup> April 2009 and 31<sup>st</sup> March 2010 equalled 838. This indicates that the Local Plan policies are still being used where appropriate to the applications received.
- 4.7 It is clear that the adopted Local Plan continues to result in development coming forward in a better-planned manner than would have happened otherwise. Where policies have not been listed as used in development control decisions, it is because the vast majority are specialised policies for development types that did not feature during the monitoring period. For example 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):
- PPS1 Delivering Sustainable Development (2005)
  - Supplement to PPS1- Planning and Climate Change (2007)
  - Supplement to PPS1- Eco-towns (2009)
  - PPS3 Housing (2010)
  - PPS4 Planning for Sustainable Economic Growth (2009)
  - PPS5 Planning for the Historic Environment (2010)
  - PPS7 Sustainable Development in Rural Areas (2004)
  - PPG8 Telecommunications (2001)
  - PPS9 Biodiversity and Geological Conservation (2005)
  - PPS10 Planning for Sustainable Waste Management (2005)
  - PPS12 Local Spatial Planning (2008)
  - PPG13 Transport (2001)
  - PPG17 Open Space, Sport and Recreation Facilities (2002)
  - PPS22 Renewable Energy (2004)
  - PPS23 Planning and Pollution Control (2004)
  - PPS25 Development and Flood Risk (2010)
  - Supplement to PPS25- Development and Coastal Change (2010)
- 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.

**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 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 identified in the Core Strategy to 2026;
- 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 monitoring 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 2010/2011 AMR**

7.1 We continue to address the current economic downturn as reported in the previous monitoring period. The key areas of work identified are:

- Continue to monitor systems in place to ensure all the data is available for all the national core output indicators and any appropriate 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 sixth AMR for Ipswich. Some key actions emerge from the various sections, in addition to those outlined in Section 7 above.
- 8.2 Section 2 reports on progress against milestones in the Ipswich Local Development Scheme, March 2009. Revision to the Local Development Scheme is expected early next year, to take account of the changes brought in by the new government that have changed the LDF preparation process and slippage in the programme. The slippage stems primarily from the suspension of the Core Strategy Examination, as a result of the Government's announcement of the revocation of regional strategies.
- 8.3 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. Progress has been made in reporting on these indicators since the first AMR was published in 2005.
- 8.4 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. A level 2 Strategic Flood Risk Assessment is nearing completion and a Retail Study will be ready to be published soon.
- 8.5 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 submission version published in March 2010 and subsequent proposed focused changes published in October 2010. The Council published an interim Position Statement on affordable housing (November 2006) and updated this in November 2010 to ensure that affordable housing provision continues to meet need. This will need to be kept under review. The level of affordable housing completed in this monitoring period was much lower than the previous monitoring period, and the economic downturn and an increased focus on development viability will continue to pose challenges in achieving high levels of delivery.
- 8.6 Finally, as identified in Sections 4 and 5, work continues to be required to respond to new national policy. This has already been undertaken through the production of the proposed submission version of the Core Strategy and Policies development plan document and the subsequent proposed focused changes, and will be adhered to in the preparation of further development plan documents.
- 8.7 The Localism Bill was introduced to Parliament on 13<sup>th</sup> December 2010. The Government considers that central government has become too big and bureaucratic and therefore the aim of the Bill is to decentralise power. Once enacted, the Bill is likely to have some significant implications for the planning system. Proposals in the Bill include:
- Re-naming Local Development Frameworks as Local Plans;
  - The introduction of neighbourhood level plans for those neighbourhoods which wish to produce them;
  - The abolition of regional strategies;
  - Changes to the requirements for the monitoring of plans;
  - Changes to the requirements for Local Development Schemes, which set out the work programme for plans to be prepared; and

- Inspectors' reports would no longer be binding on local authorities.

It remains to be seen what the final shape of the Bill will be after it has completed the Parliamentary processes to enactment, and how long that process will take. It could affect the next Annual Monitoring Report due in December 2011 if the requirements have changed, however monitoring remains a key part of the planning process and will continue to be carried out and the results published.

## **Appendix A: Glossary of terms used in the AMR**

<b>Word / Phrase</b>	<b>Abbreviation</b>	<b>Definitions</b>
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**

<b>Core Indicator as set out in Update 2/2008</b>		<b>Location in the AMR (page number(s))</b>
<b><i>No.</i></b>	<b><i>Indicator Description</i></b>	
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	18
H2 (b)	Net additional dwellings – for the reporting year	18
H2 (c)	Net additional dwellings – in future years	19
H2 (d)	Managed delivery target	19
H3	New and converted dwellings – on previously developed land	20
H4	Net additional pitches (Gypsy and Traveller)	23
H5	Gross affordable housing completions	23
H6	Housing Quality – Building for Life Assessments	23
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	26
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Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	Site Area	Total number of dwellings built on site	Total residential no. of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residential which are expected to be completed in 5 years	2010/11 current year	2011/12 (Yr 1)	2012/13 (Yr 2)	2013/14 (Yr 3)	2014/15 (Yr 4)	2015/16 (Yr 5)	2016/17 (Yr 6)	2017/18 (Yr 7)	2018/19 (Yr 8)	2019/20 (Yr 9)	2020/21 (Yr 10)	2021/22 (Yr 11)	2022/23 (Yr 12)	2023/24 (Yr 13)	2024/25 (Yr 14)	2025/26 (Yr 15)	Total Identified Supply
<b>Extant Planning Permissions on Unallocated Large Sites (continued)</b>																														
IP091	07/00943	Full	Stoke Park	Clump Field, Cambridge Drive (UC101)	B	Yes	Yes	Yes	0.63	-31	36	5	0	36																36
IP109 most	09/00039	Full	Bixley	The Drift etc Woodbridge Road (covers most of UC156)	B	Yes	Yes	Yes	0.42	0	13	13	13			13														13
IP130 part	05/00792	Full	Westgate	74-78 Norwich Road (part on UC241).	B	Yes	Yes	Yes	0.22	0	11	11	11			11														11
IP132	01/00849	Full	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Site 5.4 2001, UC247)	B	Yes	Yes	No	0.18	0	64	64	0								64									64
IP133 most	06/00355	Full	Bridge	Mather Way (covers most of UC248/IP133 - not PH)	B	Yes	Yes	Yes	0.41	0	47	47	47						47											47
IP135	08/00519	Outline	Westgate	112 - 116 Bramford Road (part site 6.4 2001, UC250)	B	Yes	Yes	Yes	0.17	0	24	24	24				12	12												24
IP161	07/00118	Full	St Margaret's	2 Park Road (UC140)	B	Yes	Yes	Yes	0.35	0	13	13	0							13										13
IP163	09/00197	Full	Westgate	411-417 Bramford Road	B	Yes	Yes	Yes	0.75	0	30	30	34	-4	14	20														30
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Yes	Yes	Yes	0.35	-20	31	11	31			31														31
IP169	07/00877	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	0	10	10	10					10												10
IP173	07/00297	Full	Alexandra	36-48 St Helen's Street	B	Yes	Yes	Yes	0.06	9	4	13	0	4																4
IP175	05/00685	Outline	Whitehouse	Waveney Road	B	Yes	Yes	Yes	0.15	0	12	12	12					12												12
IP176	09/00389	Full	St Margaret's	7-9 Woodbridge Road (UC081)	B	Yes	Yes	Yes	0.05	0	14	14	14			14														14
IP200	05/00819	Full	Bridge	Griffin Wharf, Bath Street (Site 5.11 2001)	B	Yes	Yes	Yes	4.7	84	380	464	351	29		100	100	95	56											380
IP203	07/00716	Full	Westgate	Site Development 333a, 335a, 365, 367, 377, 379 and 389 Bramford Road	B	Yes	Yes	Yes	1.85	43	47	90	26	21	26															47
IP204	08/00545	Full	St Margaret's	Land adjacent 1 Cobbold Street	B	Yes	Yes	Yes	0.05	0	12	12	0	12																12
IP205	02/01241	Full	Alexandra	Burton's, College Street (Site 5.4 2001)	B	Yes	Yes	Yes	0.19	71	125	196	0							25	50	50								125
IP206	04/00313	Full	Alexandra	Cranfields (part Site 5.4 2001) - part superseded by 09/00046 for student accom - site capacity revised	B	Yes	Yes	Yes	0.71	195	142	337	126	16			85	41												142







Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	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	2010/11 current year	2011/12 (Yr 1)	2012/13 (Yr 2)	2013/14 (Yr 3)	2014/15 (Yr 4)	2015/16 (Yr 5)	2016/17 (Yr 6)	2017/18 (Yr 7)	2018/19 (Yr 8)	2019/20 (Yr 9)	2020/21 (Yr 10)	2021/22 (Yr 11)	2022/23 (Yr 12)	2023/24 (Yr 13)	2024/25 (Yr 14)	2025/26 (Yr 15)	Total Identified Supply
<b>Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)</b>																														
IP028a	07/00894	Lapsed PP	Alexandra	Land west of Greyfriars Road (UC029)	B	Yes	Yes	Yes	0.12	0	14	14	0							14									14	
IP028b	UC029 part	Preferred Option	Alexandra	Land West of Greyfriars Rd	B	Yes	No	No	0.97	0	21	21	0										21						21	
IP029	UC030	Preferred Option	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.26	0	51	51	51				21	30											51	
IP031	UC032	Preferred Option	Bridge	Burrell Road	B	Yes	No	No	0.74	0	81	81	0							81									81	
IP032	UC033	Preferred Option	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	Yes	3.54	0	62	62	62						62										62	
IP033	UC034	Preferred Option	Whitehouse	Land at Bramford Rd (Stocks site)	B	Yes	Yes	Yes	2.03	0	46	46	46						46										46	
IP036b	UC037 part	Alloc 2001	Holywells	Shed 7 (site 5.6 2001 part)	B	Yes	Yes	No	0.79	0	65	65	0							65									65	
IP037	UC038	Alloc 2001	Holywells	Island site (site 5.9 2001)	B	Yes	No	No	6.02	0	331	331	0									100	131	100					331	
IP039	UC040	Alloc 2001	Bridge	Land between Vernon St & Stoke Quay (site 5.10 part)	B	Yes	Yes	Yes	1.09	0	96	96	0							96									96	
IP041	UC042	Alloc 2001	Alexandra	Police Station, Elm Street (site 6.20 2001 part)	B	Yes	No	No	0.52	0	29	29	0							29									29	
IP044	UC045	Preferred Option	Bridge	Land South of Mather Way	B	Yes	No	No	0.78	0	17	17	0							17									17	
IP048	UC051	Preferred Option	Alexandra	Mint Quarter	B	Yes	Yes	No	2.92	0	64	64	0									64							64	
IP049	UC052	Preferred Option	Holywells	Shed 8	B	Yes	Yes	Yes	0.76	0	200	200	200				100	100											200	
IP050	UC053	Preferred Option	Bridge	Land West of New Cut	B	Yes	No	No	0.46	0	25	25	0							25									25	
IP054	UC057	Preferred Option	Alexandra	Land between Old Cattle Market and Star Lane (part of site covered by 5.10 (1997))	B	Yes	Yes	Yes	1.71	0	94	94	0							44	50								94	
IP058	UC061	Preferred Option	Gainsborough	Raeburn Rd South /Sandy Hill Lane	B	Yes	Yes	No	5.85	0	102	102	0							50	52								102	
IP065	UC068	Preferred Option	Priory Heath	Former 405 Club, Bader Close	G	Yes	Yes	Yes	3.22	0	87	87	87				40	47											87	
IP066	UC069	Preferred Option	Holywells	JJ Wilson, White Elm Street	B	Yes	No	No	0.22	0	10	10	0										10						10	
IP067	UC070	Preferred Option	Gainsborough	Former British Energy Site	B	Yes	No	No	5.25	0	37	37	0								37								37	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	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	2010/11 current year	2011/12 (Yr 1)	2012/13 (Yr 2)	2013/14 (Yr 3)	2014/15 (Yr 4)	2015/16 (Yr 5)	2016/17 (Yr 6)	2017/18 (Yr 7)	2018/19 (Yr 8)	2019/20 (Yr 9)	2020/21 (Yr 10)	2021/22 (Yr 11)	2022/23 (Yr 12)	2023/24 (Yr 13)	2024/25 (Yr 14)	2025/26 (Yr 15)	Total Identified Supply
<b>Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)</b>																														
IP072	UC076	Preferred Option	Gainsborough	Cocksedge Engineering, Sandy Hill Lane	B	Yes	No	No	0.63	0	22	22	0										22							22
IP073	UC077	Preferred Option	Whitton	Thomas Wolsey Special School, Old Norwich Rd	B	Yes	Yes	Yes	1.38	0	49	49	49			49														49
IP080	UC085	Preferred Option	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.49	0	26	26	26				26													26
IP081	UC086	Preferred Option	Gipping	Land North of Ranelagh Road	B	Yes	No	No	0.36	0	32	32	0								32									32
IP083	UC089	Preferred Option	Gipping	Banks of river/Princes Street	B	Yes	Yes	No	0.76	0	17	17	0										17							17
IP089	UC096	Alloc 2001	Alexandra	Waterworks Street (6.18)	B	Yes	No	No	0.31	0	34	34	0										34							34
IP096	UC109	Preferred Option	Gipping	Car Park Handford Rd East	B	Yes	Yes	Yes	0.22	0	10	10	10						10											10
IP098	UC111	Alloc 2001	Holywells	Transco (site 5.8 2001 part)	B	Yes	Yes	Yes	0.64	0	63	63	63					33	30											63
IP101	UC115	Preferred Option	Whitton	R/O Stratford Rd & Cedarcroft Rd	B	Yes	No	No	0.2	0	9	9	0							9										9
IP108	UC148	Preferred Option	St Margaret's	Builders Yard, Vermont Crescent	B	Yes	No	No	0.2	0	7	7	0										7							7
IP112	UC170	Preferred Option	Holywells	2 & 4 Derby Rd	B	Yes	No	No	0.49	0	22	22	0										22							22
IP113	UC171	Preferred Option	Alexandra	The Railway PH & Foxhall Rd	B	Yes	No	No	0.34	0	3	3	0										3							3
IP116 part	UC185	Preferred Option	St John's	St Clements Hospital Grounds	B	Yes	Yes	Yes	4.88	0	146	146	146					50	50	46										146
IP116 part	UC185	Preferred Option	St John's	St Clements Hospital Grounds	G	Yes	Yes	Yes	6.75	0	204	204	204					75	75	54										204
IP120	UC201	Preferred Option	Gipping	Land West of West End Rd	B	Yes	No	No	1.03	0	46	46	0										46							46
IP121	UC209	Preferred Option	Stoke Park	Front of pumping station, Belstead Rd	G	Yes	No	No	0.6	0	27	27	0										27							27
IP131	03/00098	Lapsed PP	St John's	488-496 Woodbridge Road (UC245)	B	Yes	Yes	Yes	0.37	0	34	34	0										34							34
IP136	UC251	Alloc 2001	Alexandra	Silo, College Street (5.4 2001 part)	B	Yes	Yes	No	0.16	0	21	21	0								21									21
IP165	IP165	Alloc 2001	Whitehouse	Eastway (site 6.3 2001 part)	B	Yes	Yes	Yes	2.08	0	100	100	0							50	50									100
IP174	IP174	Lapsed PP	Alexandra	Tacket Street	B	Yes	Yes	Yes	0.04	0	14	14	0							14										14



Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	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	2010/11 current year	2011/12 (Yr 1)	2012/13 (Yr 2)	2013/14 (Yr 3)	2014/15 (Yr 4)	2015/16 (Yr 5)	2016/17 (Yr 6)	2017/18 (Yr 7)	2018/19 (Yr 8)	2019/20 (Yr 9)	2020/21 (Yr 10)	2021/22 (Yr 11)	2022/23 (Yr 12)	2023/24 (Yr 13)	2024/25 (Yr 14)	2025/26 (Yr 15)	Total Identified Supply
<b>Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)</b>																														
IP188	IP188	Alloc 2001	Bridge	Websters (site 5.10 2001 part)	B	Yes	Yes	Yes	0.11	0	10	10	10						10											10
IP215	06/00032	Lapsed PP	Alexandra	7-15 Queen Street	B	Yes	Yes	Yes	0.09	0	12	12	0								12									12
IP221	06/01007	Lapsed PP	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	Yes	0.35	0	12	12	0								12									12
<b>Contingent sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth</b>																														
				Broad Location North Ipswich	G	Yes	Yes	No		0		1,500	0												300	300	300	300	300	1,500
				Land west of Westerfield Road and south of railway line	G	Yes	Yes	No		0		1,000	0								125	125	250	250	250					1,000
<b>A justified windfall element (linked to SHLAA evidence of genuine local circumstances)</b>																														
				Small windfall sites	B					0		300	0												60	60	60	60	60	300
				Large unidentified brownfield sites	B					0		1,650	0												330	330	330	330	330	1,650
<b>Total</b>										<b>1,468</b>		<b>12,869</b>	<b>3,597</b>	<b>336</b>	<b>426</b>	<b>649</b>	<b>708</b>	<b>886</b>	<b>928</b>	<b>860</b>	<b>821</b>	<b>786</b>	<b>758</b>	<b>710</b>	<b>773</b>	<b>690</b>	<b>690</b>	<b>690</b>	<b>690</b>	<b>11,401</b>
Brownfield total													2,970	300	395	583	570	687	735	735	696	536	508	433	473	390	390	390	390	8,211

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

45 units of student accommodation have been completed between 2001-2010. These have been included in the total completions

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site	Greenfield/ Brownfield	Available	Suitable	Achievable	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	2010/11 current year	2011/12 (Yr 1)	2012/13 (Yr 2)	2013/14 (Yr 3)	2014/15 (Yr 4)	2015/16 (Yr 5)	2016/17 (Yr 6)	2017/18 (Yr 7)	2018/19 (Yr 8)	2019/20 (Yr 9)	2020/21 (Yr 10)	2021/22 (Yr 11)	2022/23 (Yr 12)	2023/24 (Yr 13)	2024/25 (Yr 14)	2025/26 (Yr 15)	Total Identified Supply
<b>Formally Identified (politically agreed and site specific)</b>																														
<b>Extant Planning Permissions on Unallocated Large Sites</b>																														
IP036a	08/00518	Full	Holywells	Shed 7 (part Site 5.6 2001, UC037 part)	B	Yes	Yes	Yes	1.17	0	152	152	152		152															152
IP001 part	08/00078	Full	Alexandra	Fore Street (part of 5.1 2001 and part UC001)	B	Yes	Yes	Yes	0.08	0	5	5	5		5														5	
IP011a	07/00969	Full	Alexandra	Lower Orwell St/Smart Street (part site 6.16 2001/part UC011/IP011a)	B	Yes	Yes	Yes	0.16	0	0	0	0		0														0	
IP178	08/00161	Full	Holywells	Duke Street	B	Yes	Yes	Yes	0.09	0	0	0	0			0													0	
IP224	07/00824	Full	Alexandra	Foundation Street	B	Yes	Yes	Yes	0.05	0	4	4	4		4														4	
IP156 part	09/00046	Full	Alexandra	Key Street	B	Yes	Yes	Yes	0.38	0	51	51	51		51														51	
IP172	08/00511	Full	St Margaret's	St Margaret's Green (UC088)	B	Yes	Yes	Yes	0.08	0	17	17	17		17														17	
IP244	08/00582	Full	Alexandra	St Margaret's Street	B	Yes	Yes	Yes	0.05	0	5	5	5		5														5	
<b>Residual Local Plan sites</b>																														
IP012	5.11 part	Alloc (1997)	Alexandra	Star Lane (UC012)	B	Yes	Yes	Yes	0.32			0	68					68											68	
<b>Informally Identified (may not be politically accepted or site specific)</b>																														
<b>Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)</b>																														
IP052	UC055	Preferred Option	Alexandra	Land between Lower Orwell St & Star Lane	B	Yes	Yes	Yes	0.4			0	132					50	82										132	
<b>Total</b>									<b>2.78</b>			<b>234</b>	<b>434</b>	<b>0</b>	<b>156</b>	<b>78</b>	<b>0</b>	<b>118</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>434</b>

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**

<b>Policy</b>	<b>Where to integrate into LDF</b>	<b>Policy</b>	<b>Where to integrate into LDF</b>
<b>Natural Environment</b> 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	<b>Recreation and Leisure</b> 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
<b>Built Environment</b> BE1 – BE47 (except BE14, BE28, BE32, BE43 & BE44)	All Core	<b>Community Facilities</b> CF1 CF2 CF4 & CF5 CF7 CF8 CF9 - CF11	Core Core Both Core Core Core Core & Sites
<b>The Wet Dock Area</b> WD1 – WD21 (except WD6) WD1 & WD2 WD4 WD14 WD19	All IP-One Core Core Core Core	<b>Employment</b> EMP1 EMP2 – EMP6 EMP7 EMP9 EMP10 – EMP12	Core All Sites IP-One Core & IP-One All Core

<b>Housing</b> 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	<b>Infrastructure</b> INF1 – INF3	All Core
<b>Shopping</b> S2 – S8 S10 & S11 S16 – S22	All IP-One Both Core All Core	<b>Transport</b> 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)

2010: 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)

2010: 1 site (41 hectares)

**County Wildlife Sites: net increase of 11.77 designated hectares**

2005: 19 sites (194 hectares)

2006: 19 sites (194 hectares)

2008: 21 sites (191.6 hectares)

2009: 21 sites (205.74 hectares)

2010: 21 sites (217.51 hectares). Net gain of 11.77 hectares

**Local Nature Reserves: no change**

2005: 4 (36.6 hectares)

2006: 9 (49 hectares)

2008: 9 (49 hectares)

2009: 9 (49 hectares)

2010: 9 (49 hectares)

Source: Suffolk Biological Records Centre data.