

# **Annual Monitoring Report 7, 2010/2011**

## **IPSWICH LOCAL DEVELOPMENT FRAMEWORK**

**December 2011**



**IPSWICH**  
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## **Ipswich Local Development Framework, Annual Monitoring Report 7, 2010/2011: Executive Summary**

This is Ipswich Borough Council's seventh 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 2010 to 31<sup>st</sup> March 2011. 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 2011, setting out timetables for document preparation. Against this timetable, progress on document preparation has been affected by the Examination of the Core Strategy and Policies development plan document, however the Council adopted this document in December 2011, and this allows the Council to progress with the production of the two site-specific development plan documents.

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

Employment – 1,299 sq metres of employment floorspace (Use Classes B1, B2 and B8) was completed during the monitoring period. Over the same period, 0.29 ha of employment land were lost to other uses, including residential. Sites available for employment development amount to 73.13 hectares.

Housing – a housing trajectory has been included in this AMR. 337 dwellings net were completed over the monitoring period. 90% of them were built on previously developed land, and 40% of them were affordable homes. The longer-term affordable housing delivery average as a percentage of total housing completions for 2001-11 is 21%. There were a total of 260 dwellings on developments of 10 or more dwellings. The total housing land supply at April 2011 is shown in Appendix D, with a five-year housing supply of 3,427 dwellings, not including student accommodation units, which is below the 3,500 requirement identified in the Council's Core Strategy, adopted in December 2011. At the Examination in Public in July 2011, it was acknowledged the Council did not have a five-year housing supply due to current market conditions.

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, two developments were not within 30 minutes travel time of a hospital by public transport (see Table 7).

Local Services – There are currently two Green Flag open spaces in Ipswich. One is at Christchurch Park, an area of 33 hectares, and the other is Holywells Park, which was awarded its first Green Flag in July 2011.

Biodiversity – There was a net loss of biodiversity in 2010/11 of 0.15 hectares at the Wharfedale Road Meadow County Wildlife Site resulting in a total area of 217.36 hectares over 21 sites.

Renewable Energy – Planning permission was granted for one domestic and one business related solar panel installation in the monitoring year. These are capable of generating 1.5kW and 3,301kWh respectively and were both installed during the monitoring period. In addition, there have been numerous solar panels installed under permitted development rights.

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

### **Are Policies Being Used?**

The AMR notes that the Council was in transition between the 1997 adopted Local Plan and new style development plan documents during the monitoring period. 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 just under half of saved Local Plan policies are still being used to guide development control decisions along with emerging policies from the Core Strategy and Policies development plan document, which was submitted to the Government in March 2010.

### **Key Actions Needed**

- Revise the Ipswich Local Development Scheme, following adoption of the Core Strategy and Policies development plan document DPD in December 2011.
- The Council revised the Local Development Scheme in accordance with last year’s AMR, publishing the 5<sup>th</sup> edition/4<sup>th</sup> revision in March 2011. A further revision of the LDS is expected in early 2012.
- 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 continues to be made and there is continued discussion with Development Control.
- Extend the evidence base as identified in the AMR.
- A Level 2 Strategic Flood Risk Assessment was published in May 2011 and a Retail and Commercial Leisure Study was published in March 2011.

## **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 seventh AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2010/2011. As such it relates to the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011.
- 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 2011 (fifth 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 2010 was 128,300 (rounded), an increase of 1,700 since the revised mid-year estimate of 2009.

#### Socio-cultural matters

- 1.7 The unemployment rate in Ipswich was 9.3% in September 2010 (State of Suffolk Report 2011). For Suffolk the figure was 6.6%. This is a significant increase on figures reported in the 2009/2010 AMR. The most recent data published in 2010 showed that Ipswich was the 87<sup>th</sup> most deprived district in England, up from 99<sup>th</sup> in 2007 (Suffolk Observatory).

#### Economy

- 1.8 The present economic climate continues to limit construction work in the housing sector, although a number of new developments are still taking place.
- 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 included £1.7m towards the construction cost of the East and West Bank flood defences.

#### Environmental Assets

- 1.10 The 2010 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 a slight decrease in the size of one of the County Wildlife Sites (See Appendix F).

#### Housing and Built Environment

- 1.11 The total housing stock in Ipswich rose from 58,303 at the beginning of the monitoring period to 58,640. (Council Tax records show our total housing stock as 58,882 rising from 58,441 – Council Tax records include student accommodation).
- 1.12 The period 2010/11 saw average house prices in Ipswich increase from £145,389 in the 1<sup>st</sup> quarter of 2010, peaking at £156,211 in the 3<sup>rd</sup> quarter of 2011, before falling to £139,225 in the 1<sup>st</sup> quarter of 2011 (Suffolk Observatory). The average house price in Ipswich at the end of the 1<sup>st</sup> quarter of 2011 is significantly below the Suffolk average of £198,869 (Suffolk Observatory).
- 1.13 Ipswich has a fine legacy of old buildings. Within Ipswich there are fourteen conservation areas and over 600 listed buildings.

#### Transport and Connections

- 1.14 The County Council's major transport scheme 'Ipswich - Transport Fit for the 21<sup>st</sup> Century' which aims to reduce dependency on the private car by 15% within the lifetime of the Plan was given financial approval by the Government in February 2011, with the Department for Transport contributing £18.3 million towards a total cost of £21.5 million. 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. As previously reported in the 2009/2010 AMR, 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.

### **National Policy Changes**

- 1.15 The key national policy change to have occurred since the 2010 Annual Monitoring Report was published is the granting of Royal Assent to the Localism Act in November 2011. The Localism Act makes some significant changes to the planning system
- The abolition of regional strategies;
  - The introduction of neighbourhood plans;
  - The duty for local planning authorities to work together across boundaries;
  - Changes to the requirements for monitoring plans; and
  - Changes to the requirements for Local Development Schemes, which will no longer need to be submitted to the Secretary of State.

- 1.16 However, further statutory instruments are needed to bring elements of the Localism Act into effect, and to provide more detail on how they are intended to work. The implications for Ipswich will become clearer as this more detailed work is put in place.
- 1.17 As part of its package of reforms, the Government also consulted on a draft National Planning Policy Framework between July and October 2011. The National Planning Policy Framework will, when finalised, replace all existing Planning Policy Guidance Notes and Planning Policy Statements, which currently provide the context for local planning policy. The Government is currently considering the responses received to the consultation. A final version of the National Planning Policy Framework is expected in 2012. The Council will need to consider the implications for Ipswich and check that the removal of the current suite of national guidance notes and policies will not leave policy gaps at the local level.

## **2. Progress on Local Development Scheme timetables**

- 2.1 The current ‘in effect’ Local Development Scheme (LDS) for Ipswich is the fifth edition dated March 2011. It is the fourth revision to the original LDS, which was brought into effect in January 2005. An important role of the AMR is to check progress on plan making against the timetables published in the LDS.
- 2.2 Table 1a below provides a summary of progress against the targets for the Council’s three development plan documents. Table 1b below outlines the timetable for the supplementary planning documents proposed in the LDS and provides an update on their progress. Table 1c outlines progress on other documents.

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

<b>Local Development Document</b>	<b>Key Milestones</b>	<b>Progress</b>
Core Strategy and Policies DPD	Examination May 11  Adoption Sep 11  Review to commence Nov 13	Examination hearings took place in May and July 2011. The hearings were split to allow further work to be carried out in relation to jobs targets and delivery.  The Core Strategy and Policies DPD was adopted by the Council on 14 <sup>th</sup> December 2011.  The adopted Core Strategy indicates that the Council will start a review in 2012/13 (e.g. paragraph 8.111).
Site Allocations and Policies DPD	Consideration of consultation comments Jun – Jul 11  Prepare plan Aug – Oct 11  Executive agree draft Nov 11	It was not possible to recommence work on the Site Allocations DPD because of the change in timetable to the Core Strategy. The LDS therefore needs to be updated to reflect the change in timetable.
IP-One Area Action Plan DPD	Consideration of consultation comments Jun – Jul 11  Prepare plan Aug – Oct 11  Executive agree draft Nov 11	Work recommenced in August 2011 revisiting Preferred Options comments received in 2008. However this was set aside to focus on the final stages of the Core Strategy process. The LDS therefore needs to be updated to reflect the change in timetable.



**Table 1b: LDS Targets for other documents listed in the Local Development Scheme, March 2011**

<b>Local Development Document</b>	<b>Status</b>	<b>Key Milestones</b>	<b>Progress</b>
The Northern Fringe Area Development Brief	Supplementary planning document	Evidence gathering Dec 11 Preparation of SPD Mar – Jun 12 Public consultation on draft SPD Aug – Sep 12 Adopt SPD Oct 13	Policy CS10 in the adopted Core Strategy DPD states that preparation of the SPD will begin when the Core Strategy is adopted. The Core Strategy was adopted on 14 <sup>th</sup> December 2011 and consequently work on the SPD will begin in the New Year.
Planning Obligations	Supplementary planning document	Evidence gathering Dec 11 Preparation of SPD Mar – Jun 12 Public consultation on draft SPD Aug – Sep 12 Adopt SPD Jan 13	The start on this SPD is awaiting the adoption of the Core Strategy. Now the Council has adopted the Core Strategy work will commence early in 2012.
Extending your Home	Supplementary planning document	Preparation of SPD Nov 13 – Feb 14 Public consultation on draft SPD Apr – May 14 Adopt SPD Sep 14	Start scheduled for August 2013
Parking Standards	Supplementary planning document	Preparation of SPD Nov 13 – Feb 14 Public consultation on draft SPD Apr – May 14 Adopt SPD Sep 14	Start scheduled for August 2013

Local List	Supplementary planning document	Preparation of SPD Aug – Nov 11 Public consultation on draft SPD Jan – Feb 12 Adopt SPD Jun 12	Work has commenced. Public consultation to take place early in 2012.
The Old Norwich Road Development Brief	Supplementary planning document	Preparation of SPD Nov 12 – Feb 13 Public consultation on draft SPD Apr – May 13 Adopt SPD Oct 13	Start scheduled for Aug 2012
Sustainable Construction	Supplementary planning document	Preparation of SPD Sep – Dec 12 Public consultation on draft SPD Mar – Apr 13 Adopt SPD Jul 13	Start scheduled for June 2012

**Table 1c: Progress against LDS targets for other documents**

<b>Local Development Document</b>	<b>Status</b>	<b>Key Milestones</b>	<b>Progress</b>
Section 106	Supplementary guidance	Public consultation Mar – Apr 11 Adopt Sep 11	Adopted by Suffolk County Council November 2011.
Air Quality	Supplementary guidance <sup>1</sup>	Public consultation Mar – Apr 11 Adopt Sep 11	Adopted by Suffolk County Council 15 <sup>th</sup> December 2011.
Statement of Community Involvement		Evidence gathering Dec 11 – Feb 12 Preparation of doc. Mar – Jun 12 Public consultation Aug – Sep 12 Adopt Jan 13	Start has been delayed slightly reflecting delay to the Core Strategy process.

<sup>1</sup> Supplementary guidance does not have the same legal status as a supplementary planning document. Please refer to PPS12 paragraph 6.3.

- 2.3 Some timescales for DPDs and SPDs have been affected by the slight delay to the Core Strategy process. In March 2011 the independent Planning Inspector appointed to examine the Core Strategy decided to split the Examination Hearings, with some to take place in May 2011 (as scheduled in the LDS) and some in July 2011. She postponed some hearings to July in order to allow time for the Council to provide more evidence on the matter of jobs delivery within the Ipswich Policy Area. The Inspector reported to the Council on 17<sup>th</sup> November 2011 that she found the Core Strategy and Policies Development Plan Document to be sound. All timescales could be affected by delay to the Core Strategy and the LDS will need reviewing to address this.
- 2.4 Table 1a above shows that the latter part of the Core Strategy timetable slipped slightly against the LDS schedule, because the delay to some Hearings had a knock-on effect on subsequent stages towards adoption. However, the Core Strategy and Policies DPD was adopted by the Council on 14<sup>th</sup> December 2011, just three months later than scheduled. The Council thereby joins a group of fewer than a third of all local planning authorities in England to have an adopted Core Strategy in place<sup>2</sup>.
- 2.5 Work on the two remaining DPDs will be able to re-commence now that the Core Strategy is in place. The Core Strategy is the guiding framework for development in Ipswich Borough and all other DPDs the Council prepares must be in conformity with it. The Local Development Scheme will need to be updated in 2012 in order to amend timetables for the preparation of the Site Allocations and Policies DPD and the IP-One Area Action Plan. It will also need to amend the timetable for Core Strategy review to bring it forward, as the adopted Core Strategy now indicates that the review will start in 2012/13 (see for example Core Strategy paragraph 8.111).
- 2.6 Work on some supplementary documents has similarly slipped slightly, because of the delay to the Core Strategy. Supplementary planning documents supplement policies within development plan documents, and therefore need adopted policies to be in place. The timetables for some supplementary planning documents will therefore need to be updated in the LDS review.
- 2.7 Other supplementary planning documents are not scheduled to start yet. Suffolk County Council's supplementary guidance notes on Air Quality and Section 106s have been adopted by the County Council in November and December 2011 respectively.
- 2.8 The Local Development Scheme also schedules a review of the Statement of Community Involvement, which was adopted in September 2007, to start in December 2011. Again, working on the delayed Core Strategy has pushed this date back slightly. It is anticipated that it will commence early in 2012.

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<sup>2</sup> The *NPPF Impact Assessment* notes that around half (47%) of councils do not have a published Core Strategy[235] at present, and fewer than a third (30%) have one which has been formally adopted. Source Commons Select Committees, CLG Committee, National Planning Policy Framework, 7 Transition to a new system  
<http://www.publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1526/152610.htm#note236>

2.9 The Council's adoption of the Core Strategy and Policies development plan document on 14<sup>th</sup> December 2011 is a key milestone. It sets the framework for the preparation of more detailed development plan documents and supplementary planning documents. The Ipswich Local Development Scheme will need updating in 2012 in order to reflect changes to timetables described above. However, there are fundamental changes being made to the planning system at the national level through the Localism Act 2011 and the emerging National Planning Policy Framework. These are also likely to affect the Local Development Scheme for Ipswich and therefore their implications will be considered alongside timetable changes at the appropriate time.

### **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 then 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 seventh 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 As stated in the 2010 AMR, further work on monitoring continues to progress. 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 2010 to 31<sup>st</sup> March 2011.

#### **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	1,111	100	343	75
Use Class B2	188	100	80	0
Use Class B8	0	100	0	0

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

- 3.12 Table 2 also indicates the amount of employment land redeveloped within the Ipswich Village, Ipswich Waterfront or Ipswich Town Centre (as defined on the First Deposit Draft Ipswich Local Plan 2001<sup>3</sup>), and in employment areas identified in the adopted Local Plan.

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

- 3.13 The total amount of employment land available for employment use across the whole of Ipswich is 73.13 hectares (ha). This consists of 5.63 ha with planning permission, 20.09 ha on allocated land and 47.41 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 new floorspace for ‘town centre uses’ within town centre (Indicator BD4)**

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	20	0	0	?	20
Losses	0	120	868	0	868
Net Change	20	-120	-868	?	-968

Note: Losses of A2 and B1a to residential. ? in D2 category as floorspace unknown but the gain represents a four-badminton court sports hall and dance studio room at a new development at Suffolk New College.

<sup>3</sup> The First Deposit Draft Ipswich Local Plan 2001 remained a material consideration until Council decision to submit the Core Strategy to the Government on 17<sup>th</sup> March 2010.

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

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	330	0	543	?	873
Losses	91	120	868	0	959
Net Change	239	-120	-325	?	-206

Note: Losses of A2 and B1a to residential. ? in D2 category as floorspace unknown but the gain represents a four-badminton court sports hall and dance studio room at a new development at Suffolk New College.

***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 2010 and 2011 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)
2010-2011	0.29 ha	0.04 ha	0.27 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 2027;
- 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 evolution of housing targets for Ipswich. As a result of the Government’s announcement in 2010 regarding revocation of regional strategies, the Council approved a reduction in the annual requirement of dwellings from 770 per annum to 700 per annum. This was considered at the Examination in Public of the Core Strategy in 2011, alongside the reinstatement of the East of England Plan. The Council adopted its Core Strategy in December 2011 and is applying the requirement of 700 dwellings 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	2011	2001 to 2027 (financial year based)	18,200	700

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 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 Ipswich Policy 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.



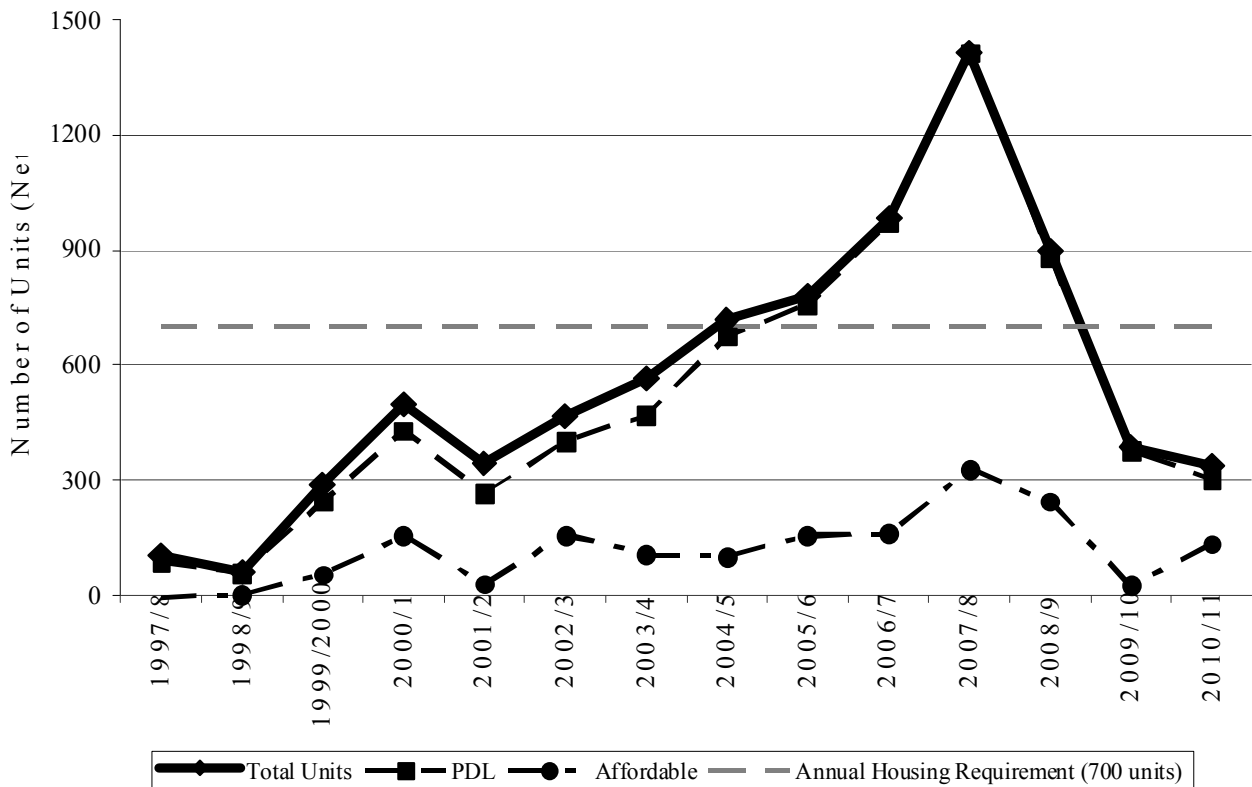
**Housing completions (net additional dwellings) since 1996 (Indicator H2 (a) and (b))**

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

Completions 1 <sup>st</sup> April 2010 to 31 <sup>st</sup> March 2011	337
Completions July 1996 to March 2011	7,997
Average completions per year July 1996 to March 2011	542
Completions April 2001 to March 2011	6,903
Average completions per year April 2001 to March 2011	690

There were also 151 student accommodation units completed during the monitoring period in a scheme at Duke Street. Purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms), are monitored by the Council as completions but they are not counted towards the overall housing completions and are not included in the housing supply.

**Graph 1: Net Housing Completions in Ipswich from 1<sup>st</sup> July 1996 to 31<sup>st</sup> March 2011**

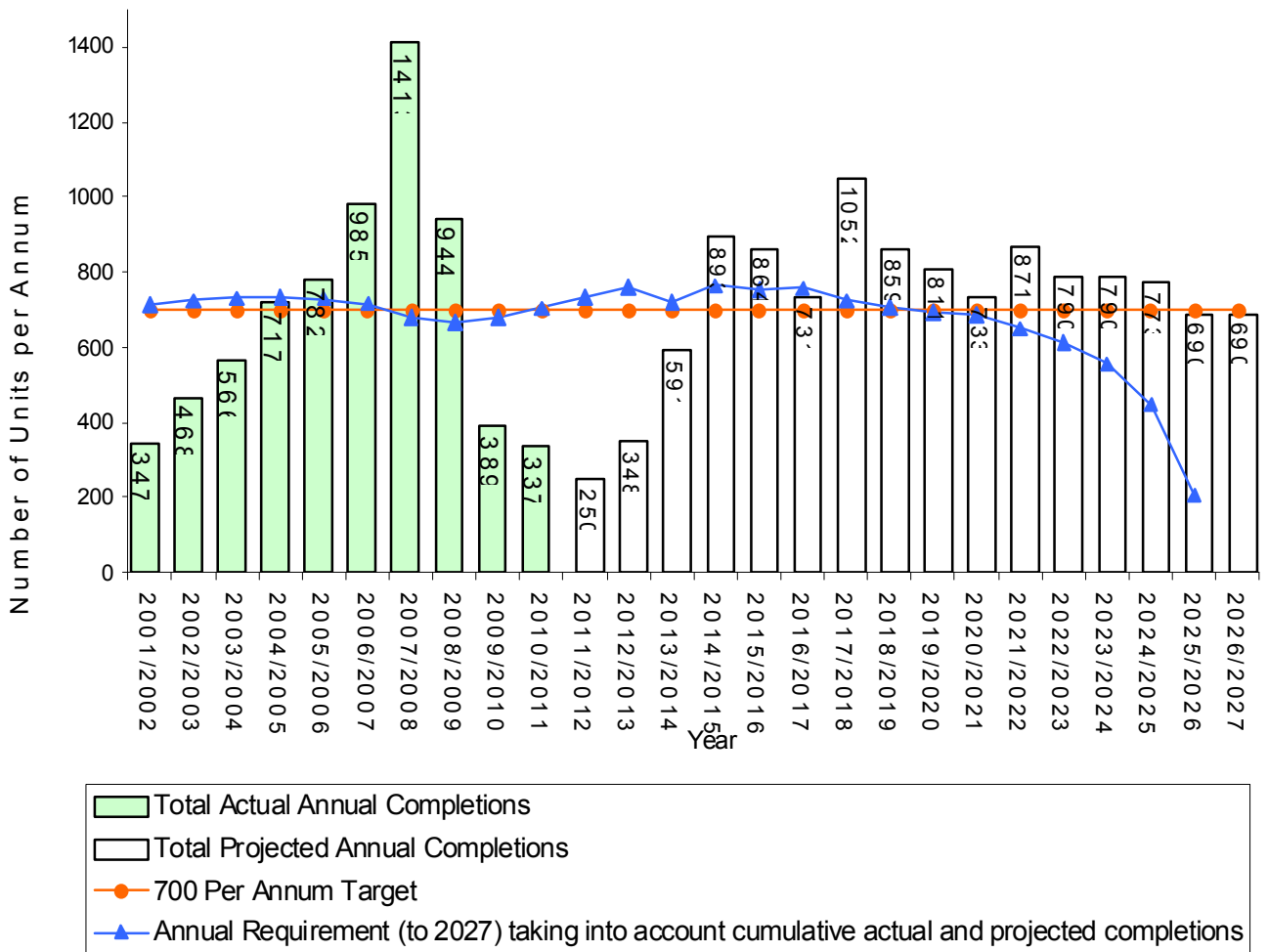


**Projections for future housing up to 2021 (Indicator H2 (c) and (d))**

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 2027.

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, information made available and discussed at both the Westerfield Road Public Inquiry in April 2010 and the Examination in Public for the Council’s Core Strategy and Policies development plan document in July 2011.

**Graph 2: Housing Trajectory: Completions Since 2001 and Projections to 2027**



- 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 Core Strategy and Policies DPD of 700 dwellings per annum from 2001 to 2027.
- 3.24 The Core Strategy and Policies DPD addresses the need for allocations to ensure the delivery of housing to 2027, identifying areas for development at the northern fringe of Ipswich. The Site Allocations and Policies DPD and IP-One Area Action Plan, will formally allocate further sites to ensure a continuous delivery of housing to 2027.
- 3.25 In terms of short-term housing delivery and supply at 1<sup>st</sup> April 2011 Ipswich had:

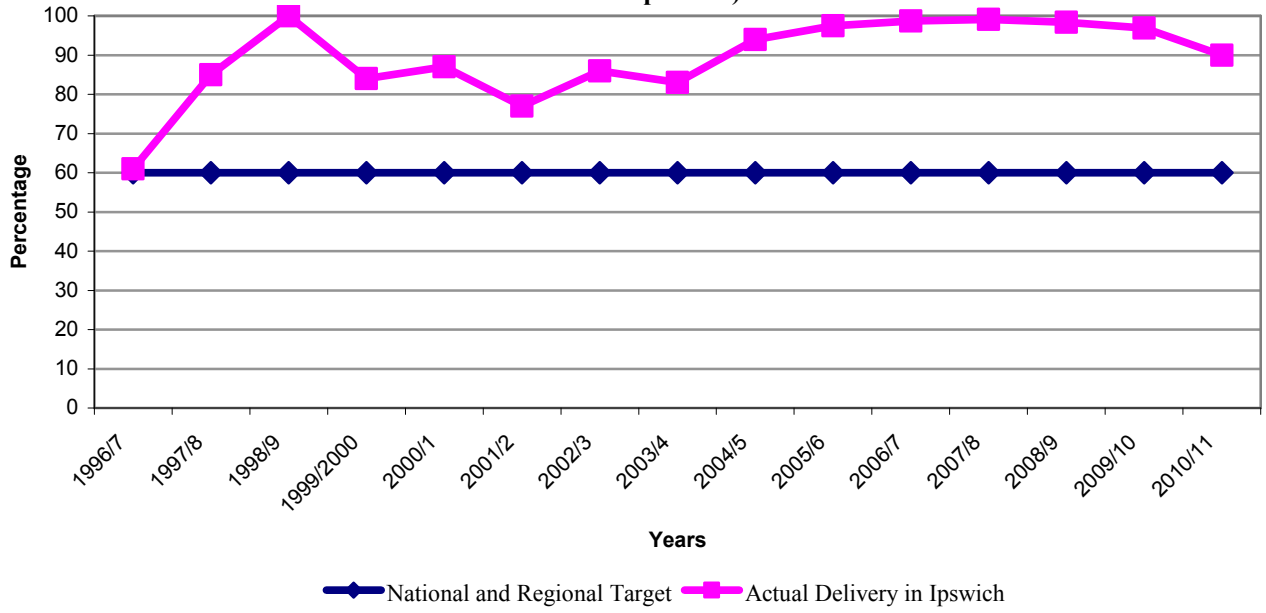
Units under construction	674
Units with planning permission (p.p.) but not yet commenced	1,935
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	725
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,033
Units remaining on adopted LP housing allocations (densities from the SHLAA and the Core Strategy).	123
<b>Total</b>	<b>4,490</b>

- 3.26 The total short-term housing supply at 1<sup>st</sup> April 2011 in Ipswich is 4,490 dwellings. However, not all of these sites are deliverable within five years. 1,033 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 just under a five-year housing supply for Ipswich of 3,427 dwellings, not including student accommodation units, which is below the requirement of 3,500 dwellings identified in the Council's Core Strategy, adopted in December 2011. At the Examination in Public in July 2011, it was acknowledged the Council did not have a five-year housing supply due to current market conditions. We anticipated in the previous AMR that completions for the 2010/11 monitoring period would be a similar level to that in 2009/10, which has been the case, albeit some 52 dwellings lower. We anticipate completions in 2011/12 being lower still before picking up from 2012/13 onwards.

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

- 3.27 Graph 3 shows that, at 90%, 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 2011 and 94% between 2001 and 2011.

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



### ***Densities of Completed Developments***

3.28 In the year from April 2010 to March 2011 the following units were completed within new build developments of more than or equal to 10 units.

**Table 6: Developments completed between April 2010 and March 2011**

<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	14	180	41.2
Ravenswood	22	1,250	38.7
Europa Way/Bramford Road	15	390	56.4
Childer's Court, Sandy Hill Lane	12	49	64.5
Ranelagh Road (Compair Site)	40	373	95.6
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road	23	304	46.2
The Albany	11	38	24.5
Bramford Gardens, Bramford Road	33	97	52.5
Bath Street	29	464	100
Clumpfield, Cambridge Drive*	36	36	57
Cobbold Street	12	12	250
Driving Test Centre, Woodbridge Road	13	49	84.8
<b>Total new build units completed in sites of equal to or greater than 10 units</b>	<b>260</b>	<b>3,242</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.

\*31 units were demolished at Clumpfield in 2007/8 giving a net gain of 5 units.

3.29 Out of those 260 units:

- 11 were developed at less than 30 units per hectare (4% of units);
- 59 were developed at between 30 and 50 units per hectare (23% of units);
- 190 were developed at over 50 units per hectare (73% of units).

3.30 The average net density of land covered by the 260 units is 43.7 units per hectare.

3.31 Of the 260 completed units, 29 (11%) were within Waterfront schemes. 23 (8%) of the 260 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 stated 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 applied that same standard as the First Deposit Draft Local Plan 2001.
- 3.34 The East of England Plan (May 2008) 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 Core Strategy and Policies DPD's emerging affordable housing target of 35% in schemes of 15 or more dwellings or 0.5 ha or more was reflected in an updated Affordable Housing Position Statement dated November 2010 and in accordance with the East of England Plan. The Core Strategy further required 20% affordable housing in schemes of between 10 and 14 dwellings or 0.3 to 0.49 ha. This requirement has now been formally adopted in December 2011.
- 3.35 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2010/11	1996-2011	2001-2011
Ipswich	135 (40%)	1,663 (21%)	1,451 (21%)
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 2010/11, reported in the table above is a net figure in order to provide a comparison with historic figures. The figure is much higher than the previous year and as a percentage is considerably higher than the average delivery since 1996, which has risen this year from 20% to 21%, as has the figure since 2001.
- 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 As reported previously, 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 260 units within major residential developments that were completed during the year 2010/11 (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	14	not walk	✓	✓	✓	✓	✓
Ravenswood	22	not walk	✓	✓	✓	✓	✓
Europa Way/Bramford Road	15	X	✓	✓	✓	✓	✓
Childer's Court, Sandy Hill Lane	12	not walk	✓	✓	✓	✓	✓
Ranelagh Road (Compair Site)	40	not walk	✓	✓	✓	✓	✓
Phase 1, 2a and 2b Bramley Hill, off Woodbridge Road	23	✓	✓	✓	✓	✓	✓
The Albany	11	not walk	✓	✓	✓	✓	✓
Bramford Gardens, Bramford Road	33	X	✓	✓	✓	✓	✓
Bath Street	29	not walk	✓	✓	✓	✓	✓
Cambridge Drive	36	not walk	✓	✓	✓	✓	✓
Cobbold Street	12	not walk	✓	✓	✓	✓	✓
Woodbridge Road	13	not walk	✓	✓	✓	✓	✓
Number of the 260 units within 30 minutes of service by foot or bus	260	212	260	260	260	260	260

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 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 third Green Flag award in July 2010 and its fourth Green Flag award in July 2011 in recognition of its excellent use of green space, well-maintained facilities and high standard of safety and security. Holywells Park was awarded its first Green Flag award in July 2011.
- 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 published in September 2009 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 between 2014 and 2016. 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 was completed in early 2011. Further stages, including the flood defence barrier, are currently planned for between 2012 and 2016. The Environment Agency and the Council are 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 33 applications in Ipswich where flood risk or water quality was an issue. Of these, 20 were approved, 4 were refused, 7 were withdrawn and decision is still pending on 2 applications. 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 2010 to 31<sup>st</sup> March 2011 there has been one minor amendment to the boundaries of County Wildlife Sites, which has resulted in a net loss as shown in Appendix F.

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

- 3.51 Planning permission was granted for one domestic and one business related solar panel installation in the monitoring year. These are capable of generating 1.5kW and 3,301kWh respectively and were both installed during the monitoring period. 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.
- 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 seven 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 2010 and March 2011. There were no unimplemented permissions outstanding at 31<sup>st</sup> March 2011.
- (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 continuing to work with neighbouring district authorities and the County Council to identify and progress possible sites to meet this need. The site at West Meadows was being refurbished during the monitoring period 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 2010/11 monitoring period there were no planning applications for new or expanded gypsy and traveller sites. Policy CS11 of the Core Strategy and Policies development plan document, December 2011, addresses Gypsy and Traveller Accommodation.

Data sources used were:

- a) Information provided by Keren Wright: Suffolk County Council
- b) Information provided by Stephanie Sear: 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 Chevallier Street junction. The Council's Environmental Health team does a detailed Air Quality Update and Screening Assessment annually. A fourth Air Quality Management Area now exists at the Bramford Road/Yarmouth Road/Chevallier Street junction and part of Chevallier Street. Suffolk County Council adopted an Air Quality supplementary guidance document on 15<sup>th</sup> December 2011.

#### **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 existing regional policy or new evidence.
- 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 in March 2010. The Local Development Framework that the Council is producing will supersede the Local Plan beginning with the Core Strategy and Policies development plan document, which was adopted in December 2011. Future AMRs will contain 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:
- 337 dwellings were completed between April 2010 and March 2011, of which 188 were flats and 149 were houses or bungalows. 135 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
  - At 1<sup>st</sup> April 2011, land was available for 4,490 housing units. Of this figure 3,427 dwellings are deliverable between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2017, and using the annual requirement of 700 dwellings per annum, the Council has just under a five-year housing supply due to market conditions.

## Housing Supply

Units under construction	674
Units with planning permission (p.p.) but not yet commenced	1,935
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)	725
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,033
Units remaining on adopted LP housing allocations (using increased densities from the emerging LDF and the SHLAA).	123
<b>Total</b>	<b>4,490</b>

At 31<sup>st</sup> March 2011, 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 2011

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-2011. 20.09 ha of employment land remain available on allocated sites, 5.63 ha of employment land have planning permission and 47.41 ha remain available as vacant land within employment areas.

- Development Control used 89 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	41	<b>CF09</b>	<b>0</b>	<b>NE14</b>	<b>0</b>	S20	1
BE02	39	CF10	1	NE15	2	<b>S21</b>	<b>0</b>
<b>BE03</b>	<b>0</b>	<b>CF11</b>	<b>0</b>	NE16	1	S22	2
BE04	3	<b>EMP01</b>	<b>0</b>	<b>NE17</b>	<b>0</b>	T01	4
<b>BE05</b>	<b>0</b>	EMP02	3	NE19	1	T02	4
BE06	12	EMP03	2	NE20	8	<b>T04</b>	<b>0</b>
BE07	28	EMP04	1	NE21	3	<b>T05</b>	<b>0</b>
BE08	23	<b>EMP05</b>	<b>0</b>	NE22	1	T06	3
BE09	25	<b>EMP06</b>	<b>0</b>	NE23	8	<b>T07</b>	<b>0</b>
BE10	2	<b>EMP07</b>	<b>0</b>	<b>NE25</b>	<b>0</b>	T08	6
BE11	4	<b>EMP09</b>	<b>0</b>	NE26	1	<b>T09</b>	<b>0</b>
BE12	1	EMP10	3	NE27	3	T10	5
BE13	3	EMP11	2	<b>RL03</b>	<b>0</b>	<b>T12</b>	<b>0</b>
BE15	1	<b>EMP12</b>	<b>0</b>	RL04	4	<b>T13</b>	<b>0</b>
BE16	1	<b>H03</b>	<b>0</b>	<b>RL05</b>	<b>0</b>	<b>T14</b>	<b>0</b>
BE17	12	H04	1	RL06	2	T15	4
BE18	4	<b>H05</b>	<b>0</b>	<b>RL07</b>	<b>0</b>	T16	1
BE19	1	<b>H06</b>	<b>0</b>	<b>RL08</b>	<b>0</b>	<b>T18</b>	<b>0</b>
BE20	2	H07	2	<b>RL09</b>	<b>0</b>	T20	16
<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	1	<b>RL11</b>	<b>0</b>	WD01	2
BE23	1	H10	1	RL12	2	<b>WD02</b>	<b>0</b>
<b>BE24</b>	<b>0</b>	<b>H11</b>	<b>0</b>	RL13	1	WD03	1
<b>BE25</b>	<b>0</b>	<b>H12</b>	<b>0</b>	<b>RL14</b>	<b>0</b>	<b>WD04</b>	<b>0</b>
<b>BE26</b>	<b>0</b>	<b>H13</b>	<b>0</b>	<b>RL15</b>	<b>0</b>	<b>WD05</b>	<b>0</b>
<b>BE27</b>	<b>0</b>	H14	1	<b>RL16</b>	<b>0</b>	<b>WD07</b>	<b>0</b>
BE29	8	<b>H15</b>	<b>0</b>	RL17	1	<b>WD08</b>	<b>0</b>
<b>BE30</b>	<b>0</b>	H16	1	<b>RL18</b>	<b>0</b>	<b>WD09</b>	<b>0</b>
<b>BE31</b>	<b>0</b>	H17	1	<b>RL19</b>	<b>0</b>	<b>WD10</b>	<b>0</b>
BE33	8	<b>H18</b>	<b>0</b>	<b>RL20</b>	<b>0</b>	WD11	1
BE34	9	<b>H19</b>	<b>0</b>	<b>RL21</b>	<b>0</b>	<b>WD12</b>	<b>0</b>
<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>	<b>H21</b>	<b>0</b>	<b>RL23</b>	<b>0</b>	<b>WD14</b>	<b>0</b>
BE37	6	INF1	1	<b>RL24</b>	<b>0</b>	<b>WD15</b>	<b>0</b>
BE38	1	INF2	4	<b>RL27</b>	<b>0</b>	<b>WD16</b>	<b>0</b>
BE39	1	<b>INF3</b>	<b>0</b>	<b>S02</b>	<b>0</b>	<b>WD17</b>	<b>0</b>
BE40	4	NE01	1	<b>S03</b>	<b>0</b>	<b>WD18</b>	<b>0</b>
BE41	4	<b>NE02</b>	<b>0</b>	S04	1	<b>WD19</b>	<b>0</b>
BE42	2	NE03	2	S05	2	<b>WD20</b>	<b>0</b>
BE45	1	NE04	5	S06	2	<b>WD21</b>	<b>0</b>
BE46	1	<b>NE05</b>	<b>0</b>	<b>S07</b>	<b>0</b>		
BE47	2	NE06	6	<b>S08</b>	<b>0</b>		
CF01	3	<b>NE08</b>	<b>0</b>	S10	2		
<b>CF02</b>	<b>0</b>	NE09	2	S12	1		
<b>CF04</b>	<b>0</b>	NE10	8	S16	2		
<b>CF05</b>	<b>0</b>	NE11	6	<b>S17</b>	<b>0</b>		
<b>CF07</b>	<b>0</b>	NE12	1	S18	4		
CF08	1	<b>NE13</b>	<b>0</b>	<b>S19</b>	<b>0</b>		
						Total	412

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 2010 and 31<sup>st</sup> March 2011 equalled 412. This reflects a change in the number and type of applications being received and a move to include policies from the then emerging Core Strategy and Policies development plan document in decisions, which were taken to Planning and Development Committee.
- 4.7 Adopted Local Plan policies supported by emerging Core Strategy and Development Management policies continue to result in development coming forward in a better-planned manner than would have happened otherwise. As noted in previous annual monitoring reports, there are saved policies regarding allocations for developments that have happened, which explains why these policies have not been used.
- 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 (2011)
  - 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 The implementation of key saved Local Plan policies has remained effective over 2010-2011. General economic conditions continue to impact on the delivery of development, including housing completions. 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 As of 14<sup>th</sup> December 2011, many saved Local Plan policies will be superseded by core strategy policies and development management policies in the adopted Core Strategy and Policies Development Plan Document. The Core Strategy includes the flexibility to adapt to changing circumstances and where appropriate, viability is factored into policies as a consideration. For example, Policy CS12 Affordable Housing allows viability to be considered in relation to the tenure mix of affordable housing provision.

## **6. Update on policy areas that require particular consideration as new local development documents are produced**

6.1 In the 2010 AMR, the following list of key issues arising from the monitoring was identified. Many have been addressed through the adopted Core Strategy and Policies Development Plan Document, but will continue to be important areas for monitoring in relation to the implementation of the new Core Strategy policies. Commentary is provided below to update on each.

- Ensuring that adequate land is allocated to meet the growth targets for Ipswich identified in the Core Strategy to 2026;
  - The Core Strategy and Policies Development Plan Document identifies the number of dwellings and amount of employment land needed to deliver growth in Ipswich up to 2027. An independent Planning Inspector found the Core Strategy sound on 17<sup>th</sup> November 2011.
- 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;
  - As above, this is addressed through the Core Strategy policies for housing, jobs growth and infrastructure, which were discussed in depth at the Examination Hearings in May and July 2011. Delivery will remain an essential matter for monitoring, including monitoring the cross-boundary delivery of new jobs within the Ipswich Policy Area.
- Ensuring that appropriate infrastructure is in place at the appropriate time to support or enable the growth to take place;
  - The Core Strategy contains several policies for infrastructure provision, and a policy CS10 which will deal with specific infrastructure needs associated with the development of the Northern Fringe of Ipswich.
- Ensuring that development is delivered in an uncertain economic climate;
  - This remains a challenge, however the Core Strategy policies incorporate viability considerations where appropriate.
- Ensuring that the impacts of a growing student population can be mitigated and accommodated within existing neighbourhoods;
  - Regular liaison meetings are held with the University accommodation team to monitor student housing issues.
- Ensuring that issues of delivery are fully addressed within the new planning policy documents;
  - Evidence supporting the Core Strategy, for example the Strategic Housing Land Availability Assessment, indicates that the plan is deliverable and future Annual Monitoring Reports will continue to check progress the on implementation of policies.
- 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
  - This remains a relevant consideration for the IP-One and Site Allocations Development Plan Documents.



- Ensuring that the planning documents contribute positively to tackling climate change, responding to PPS22 and the supplement to PPS1 on climate change.
- The Inspectors report on the Core Strategy (November 2011) states that, ‘CS Policy CS1 sets out a comprehensive approach to responding to the challenges of climate change’ (paragraph 58).

**7. Key Areas of Work in advance of the 2011/2012 AMR**

- 7.1 In March 2011, the Government withdrew existing guidance on Annual Monitoring Reports, including the set of indicators that the Council was previously required to report on. The Localism Act 2011 and associated regulations will remove the requirement for future Annual Monitoring reports to be submitted to the Secretary of State, but will still require monitoring to be carried out and published. These measures are expected to take effect in 2012 and will allow more local flexibility to determine what is monitored.
- 7.2 The Council adopted the Core Strategy and Policies Development Plan Document on 14<sup>th</sup> December 2011, which sets out in Chapter 11 a framework for monitoring the implementation and effects of the plan. Therefore, before the next Annual Monitoring Report is published by the Council, the data monitored will need to be reviewed thoroughly, to ensure it reports on the appropriate indicators and targets.

## **8. Conclusions**

- 8.1 The Annual Monitoring Report December 2010 explained that the suspension of the Core Strategy Examination between July and December 2010 would necessitate revision to the Local Development Scheme to update timetables (e.g. paragraph 2.6). The Local Development Scheme was duly revised and brought into effect in March 2011.
- 8.2 The Council has made progress in plan making against the revised Local Development Scheme. The headline is the adoption of the Core Strategy and Policies Development Plan Document on 14<sup>th</sup> December 2011. This was three months later than scheduled, because the Inspector split the Hearings and put some back from May to July 2011, in order to allow further work to be undertaken. The adoption of the Core Strategy and Policies Development Plan Document means that work can start on site-specific plans, which are the IP-One Area Action Plan and the Site Allocations and Policies Development Plan Document, and also on supplementary planning documents. Progress on preparing these plans will be reported next year.
- 8.3 Revision to the Local Development Scheme March 2011 is needed, in order to update timetables and ensure that the Scheme accurately reflects the content of the Core Strategy (which, for example, states that a review will commence in 2012/13). In addition, changes at the national level such as the emerging National Planning Policy Framework and the Localism Act may necessitate a review. This will need to check policy coverage, to ensure that policy ‘gaps’ are not left when the national Planning Policy Statements are abolished (expected in 2012). It will also need to consider how to respond to new types of plans such as neighbourhood plans.
- 8.4 The key monitoring statistics from the period 2010-2011 are summarised in the Executive Summary at the beginning of this document and explained in detail in Section 3. 337 dwellings were completed over the monitoring period, of which 90% were on previously developed land and 40% were affordable homes. The five year housing land supply stands at 3,427 dwellings.
- 8.5 The employment statistics show that 1,299 sq m of development has taken place for offices, general industry or warehousing and distribution.
- 8.6 Throughout the AMR, reference has been made to the Council’s evidence base to inform development plan document preparation. Good progress has been made in gathering evidence, with the publication of both the Level 2 Strategic Flood Risk Assessment in May 2011, and the Retail and Commercial Leisure Study in March 2011.

## **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.
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	14
BD2	Total amount of employment floorspace on previously developed land – by type	14
BD3	Employment land available – by type	14
BD4	Total amount of floorspace for ‘town centre uses’	14
H1	Plan period and housing targets	15
H2 (a)	Net additional dwellings – in previous years	17
H2 (b)	Net additional dwellings – for the reporting year	17
H2 (c)	Net additional dwellings – in future years	18
H2 (d)	Managed delivery target	18
H3	New and converted dwellings – on previously developed land	19
H4	Net additional pitches (Gypsy and Traveller)	21
H5	Gross affordable housing completions	22
H6	Housing Quality – Building for Life Assessments	22
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	24
E2	Change in areas of biodiversity importance	25
E3	Renewable energy generation	25

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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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (Yr 15)	Total Identified Supply																	
<b>Extant Planning Permissions on Unallocated Large Sites (continued)</b>																																															
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	10/00418	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															
IP163	09/00197	Full	Westgate	411-417 Bramford Road (10/00973 - minor amends)	B	Yes	Yes	Yes	0.75	-4	34	30	18	16	18																	34															
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Yes	Yes	Yes	0.35	-20	31	11	31				31															31															
IP169	10/00952	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	0	10	10	10		10																	10															
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	113	351	464	351			100	100	95	56													351															
IP203	07/00716	Full	Westgate	Site Development 333a, 335a, 365, 367, 377, 379 and 389 Bramford Road	B	Yes	Yes	Yes	1.85	76	14	90	0	14																		14															
IP205	02/01241	Full	Alexandra	Burton's, College Street (site 5.4 2001)	B	Yes	Yes	No	0.19	71	125	196	0								25	50	50									125															
IP206	04/00313	Full	Alexandra	Cranfields (part site 5.4 2001)	B	Yes	Yes	Yes	0.71	195	142	337	142		16		85		41													142															
IP209	04/01261	Full	Holywells	158 Foxhall Road (part superseded - no. of units revised)	B	Yes	Yes	Yes	0.19	6	5	11	5		5																	5															
IP210	03/00137	Full	St Margaret's	Henley Road (10/00271 revises design of final unit)	B	Yes	Yes	Yes	0.3	13	1	14	0	1																		1															
IP211	05/00296	Full	Alexandra	Regatta Quay, Key Street (part site 5.4 2001)	B	Yes	Yes	Yes	0.85	71	244	315	0	18							90	90	46									244															
IP214	10/000805	Full	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0.02	0	11	11	11		11																	11															
IP218	08/00805	Full	Alexandra	31-37 St Helen's Street	B	Yes	Yes	Yes	0.04	0	12	12	0								12											12															
IP245	09/00708	Full	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.061	0	14	14	14			14																14															
IP246	09/00213	Full	Westgate	158-160 London Road	B	Yes	Yes	Yes	0.064	0	13	13	13		13																	13															
IP247	09/00551	Full	Whitton	19 Shenstone Drive	B	Yes	Yes	Yes	0.158	0	16	16	0	16																		16															

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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (Yr 15)	Total Identified Supply		
<b>Extant Planning Permissions on Unallocated Small Sites</b>																																
IP020a	08/00269	Full	St Margaret's	Park Road (part UC020) (new application approved - 11/00343/FUL)	G	Yes	Yes	Yes	0.42	0	5	5	5																		5	
IP227	07/00499	Full	Holywells	Alan Road (under construction)	B	Yes	Yes	Yes	0.04	0	7	7	7		7																7	
IP234	06/01176	Full	Gipping	Gibbons Street (under construction)	B	Yes	Yes	Yes	0.03	0	6	6	0	6																	6	
IP237	08/00094	Full	Alexandra	Lower Brook Street (under construction)	B	Yes	Yes	Yes	0.05	6	3	9	0	3																	3	
IP213	10/00286	Full	Gainsborough	Rear of 312-316 Nacton Road	G	Yes	Yes	Yes	0.121	0	6	6	0	6																	6	
IP238	08/00832	Full	St John's	Nelson Road	B	Yes	Yes	Yes	0.07	0	7	7	7				7														7	
IP239	10/00944	Full	St Margaret's	Park North	B	Yes	Yes	Yes	0.2	0	5	5	5		5																5	
IP241	10/00714	Full	St Margaret's	Samuel Court	B	Yes	Yes	Yes	0.02	0	6	6	6		6																6	
IP242	10/00948	Full	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0.005		6	6	6				6														6	
IP248	09/00451	Outline	Westgate	Bramford Lane (237 and lockup garages)	B	Yes	Yes	Yes	0.14	0	5	5	5				5														5	
IP249	10/00090	Full	Westgate	Bramford Road (131)	B	Yes	Yes	Yes	0.039	0	7	7	7				7														7	
IP250	11/00081	Full	Bixley	Foxhall Road (rear 610 & 612)	G	Yes	Yes	Yes	0.037	-1	6	5	6				6														6	
IP251	10/00341	Full	Alexandra	Foxhall Road (167 Blooming Fuchsia)	B	Yes	Yes	Yes	0.102	-1	5	4	5		5																5	
IP252	11/00043	Outline	Holywells	48-52 Tomline Road	B	Yes	Yes	Yes	0.05	0	6	6	6				6														6	
IP253	11/00057	Full	St John's	Foxhall Road (rear 440 & 442)	G	Yes	Yes	Yes	0.149	0	5	5	5		5																5	
Various	Various			Sites with less than 5 units (8 under construction)	G	Yes	Yes	Yes	0.86	0	15	15	11	4	4	7															15	
Various	Various			Sites with less than 5 units (62 under construction)	B	Yes	Yes	Yes	4.52	-1	151	152	121	30	29	26	24	22	20												151	
<b>Residual Local Plan sites</b>																																
IP009	6.8 part	Alloc 1997	St Margaret's	Part Victoria Nurseries (UC009)	B	Yes	Yes	No	0.39	0	14	14	0								14										14	
IP105	6.3 part	Alloc 1997	Westgate	Depot, Beaconsfield Road (UC129)	B	Yes	Yes	No	0.34	0	15	15	0												15						15	
IP129	6.9 part	Alloc 1997	Alexandra	BT Depot, Woodbridge Road (UC237)	B	Yes	Yes	No	1.07	0	48	48	0								28	20									48	

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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (Yr 15)	Total Identified Supply																	
<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>																																															
IP040	08/00806	S106	Alexandra	Westgate Street/Civic Drive (Part 6.20 2001, IP040)	B	Yes	Yes	Yes	0.73	0	11	11	11			11																11															
IP059 part	08/00365	S106	Gipping	Elton Park, Hadleigh Road	B	Yes	Yes	Yes	2.64	0	130	130	130					65	65													130															
IP226	04/01173	S106	Holywells	Helena Road (site 5.8 2001)	B	Yes	Yes	No	1.87	0	566	566	0									83	100	100	100	100	83				566																
IP003	UC003	Alloc 2001	Gipping	Waste Tip north of Sir Alf Ramsey Way (site 5.28 2001 part)	B	Yes	Yes	No	1.57	0	173	173	0									50	63	60							173																
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way (site 5.28 2001 part)	B	Yes	Yes	No	1.07	0	59	59	0											59							59																
IP005	UC005	Alloc 2001	Whitton	Tooks Bakery (site 6.2 2001)	B	Yes	Yes	Yes	2.79	0	100	100	100				40	60													100																
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road (site 6.5 2001 part)	B	Yes	Yes	No	0.63	0	28	28	0								28										28																
IP007 most	UC007	Alloc 2001	Gipping	Ranelagh School (site 6.5 2001 part)	B	Yes	Yes	No	0.69	0	18	18	0							18											18																
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Rd (site 6.11 2001 part)	B	Yes	Yes	No	3.88	0	110	110	0							30	40	40									110																
IP010b	UC010 part b	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Rd (site 6.11 2001 part)	B	Yes	Yes	No	2.79	0	75	75	0										35	40							75																
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street (covers small area of 5.8 (1997) & part 6.16 (2001))	B	Yes	Yes	No	0.69	0	61	61	0									61									61																
IP013	UC013	Alloc 2001	Alexandra	Hill House Road (site 6.19 part)	B	Yes	Yes	No	0.1	0	5	5	0							5											5																
IP014	UC014	Alloc 2001	Holywells	Orwell Church, Fore Hamlet (site 5.12 2001 part)	B	Yes	Yes	Yes	0.21	0	23	23	0								23										23																
IP015	UC015	Preferred Option	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.22	0	27	27	0											27							27																
IP016	UC016	Preferred Option	St Margaret's	Funeral Director's, Suffolk Road (covers part of site 6.15 (1997))	B	Yes	Yes	Yes	1.04	0	14	14	14				14														14																
IP018	UC018	Preferred Option	Whitehouse	Deben Rd	B	Yes	Yes	No	0.36	0	16	16	0										16								16																
IP023a	UC024	Preferred Option	Rushmere	Fire Station, Colchester Road	B	Yes	Yes	Yes	1.21	0	47	47	47				47														47																
IP023b			Rushmere	Builders Yard, Sidegate Lane	B	Yes	Yes	Yes	0.25	0	10	10	10				10														10																
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	Yes	No	0.97	0	21	21	0										21								21																

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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (Yr 15)	Total Identified Supply	
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)																															
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	Yes	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	Yes	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	Yes	No	0.52	0	29	29	0								29									29	
IP044	UC045	Preferred Option	Bridge	Land South of Mather Way	B	Yes	Yes	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	Yes	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	No	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	117	117	117			30	40	47												117	
IP066	UC069	Preferred Option	Holywells	JJ Wilson, White Elm Street	B	Yes	Yes	No	0.22	0	10	10	0											10						10	
IP067	UC070	Preferred Option	Gainsborough	Former British Energy Site	B	Yes	Yes	No	5.25	0	37	37	0									37								37	
IP069	UC073	Preferred Option	Alexandra	Land between Cobbold St & Woodbridge Road	B	Yes	Yes																								
IP072	UC076	Preferred Option	Gainsborough	Cocksedge Engineering, Sandy Hill Lane	B	Yes	Yes	No	0.63	0	22	22	0											22						22	
IP080	UC085	Preferred Option	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.49	0	26	26	26					26												26	

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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (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>																																															
IP081	UC086	Preferred Option	Gipping	Land North of Ranelagh Road	B	Yes	Yes	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	Yes	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	No	0.64	0	63	63	0									33	30									63															
IP101	UC115	Preferred Option	Whitton	R/O Stratford Rd & Cedarcroft Rd	B	Yes	Yes	No	0.2	0	9	9	0								9											9															
IP108	UC148	Preferred Option	St Margaret's	Builders Yard, Vermont Crescent	B	Yes	Yes	No	0.2	0	7	7	0											7								7															
IP112	UC170	Preferred Option	Holywells	2 & 4 Derby Rd	B	Yes	Yes	No	0.49	0	22	22	0											22								22															
IP113	UC171	Preferred Option	Alexandra	The Railway PH & Foxhall Rd	B	Yes	Yes	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	Yes	No	1.03	0	46	46	0										46									46															
IP121	UC209	Preferred Option	Stoke Park	Front of pumping station, Belstead Rd	G	Yes	Yes	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	No	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															
IP161	07/00118	Lapsed PP	St Margaret's	2 Park Road (UC140)	B	Yes	Yes	No	0.35	0	13	13	0								13											13															
IP165	IP165	Alloc 2001	Whitehouse	Eastway (site 6.3 2001 part)	B	Yes	Yes	No	2.08	0	100	100	0								50	50										100															
IP174	IP174	Lapsed PP	Alexandra	Tacket Street	B	Yes	Yes	No	0.04	0	14	14	0								14											14															
IP175	05/00685	Lapsed Outline PP	Whitehouse	Waveney Road	B	Yes	Yes	Yes	0.15	0	12	12	0								12											12															
IP177		Lapsed PP	Westgate	Lock-up Garages rear of 16-30 Richmond Road	B	Yes	Yes	No	0.13	0	6	6	0								6											6															
IP188	IP188	Alloc 2001	Bridge	Websters (site 5.10 2001 part)	B	Yes	Yes	No	0.11	0	10	10	0								10											10															

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 in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	201/12 Current Year	2012/13 (Yr 1)	2013/14 (Yr 2)	2014/15 (Yr 3)	2015/16 (Yr 4)	2016/17 (Yr 5)	2017/18 (Yr 6)	2018/19 (Yr 7)	2019/20 (Yr 8)	2020/21 (Yr 9)	2021/22 (Yr 10)	2022/23 (Yr 11)	2023/24 (Yr 12)	2024/25 (Yr 13)	2025/26 (Yr 14)	2026/27 (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>																															
IP215	06/00032	Lapsed PP	Alexandra	7-15 Queen Street	B	Yes	Yes	No	0.09	0	12	12	0																		12
IP221	06/01007	Lapsed PP	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	12	12	0																		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																		1,800
				Land west of Westerfield Road and south of railway line	G	Yes	Yes	Yes		0		1,500	500				125	175	200	250	250	250	250								1,500
<b>A justified windfall element (linked to SHLAA evidence of genuine local circumstances)</b>																															
				Small windfall sites	B					0		300	0																		300
				Large unidentified Brownfield sites	B					0		1,650	0																		1,650
<b>Total</b>										<b>682</b>		<b>12,120</b>	<b>3,427</b>	<b>250</b>	<b>348</b>	<b>591</b>	<b>893</b>	<b>864</b>	<b>731</b>	<b>1,052</b>	<b>859</b>	<b>811</b>	<b>733</b>	<b>871</b>	<b>790</b>	<b>790</b>	<b>773</b>	<b>690</b>	<b>690</b>	<b>11,736</b>	
Brownfield total													2,327	170	304	493	599	546	385	775	609	561	483	571	490	490	473	390	390	7,729	

## Appendix E: Net Housing Completions from 1<sup>st</sup> July 1996

	Total Units	Previously Developed Land		Affordable Housing		Within 'IP-One' area	
			%		%		%
<b>July 1996 – March 1997</b>	96	59	61	0	0	4	4
<b>April 1997 – March 1998</b>	105	89	85	-3#	-	70	67
<b>April 1998 – March 1999</b>	60	60	100	2	3	16	27
<b>April 1999 – March 2000</b>	291	245	84	56	19	38	13
<b>April 2000 – March 2001</b>	497	431	87	157	32	102	21
<b>April 2001 – March 2002</b>	347	267	77	31	9	45	13
<b>April 2002 – March 2003</b>	468	402	86	157	34	10	2
<b>April 2003 – March 2004</b>	566	469	83	107	19	172	30
<b>April 2004 – March 2005</b>	717	677	94	102	14	428	60
<b>April 2005 – March 2006*</b>	782	759	97	156	20	308	39
<b>April 2006 – March 2007</b>	985	972	99	163	17	321	33
<b>April 2007 – March 2008</b>	1413	1413	100	329	23	779	55
<b>April 2008 – March 2009~</b>	899	884	98	245	27	501	56
<b>April 2009 – March 2010</b>	389	377	97	26	7	232	60
<b>April 2010 – March 2011</b>	337	303	90	135	40	109	32
<b>Total</b>	<b>7952</b>	<b>7407</b>	<b>93</b>	<b>1663</b>	<b>21</b>	<b>3135</b>	<b>39</b>
April 2001 – March 2011	6903	6523	94	1451	21	2905	42

This table illustrates the overall change to the housing stock in number of units (gains and losses are included). Communal housing and any form of accommodation that is not self-contained are not included. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door, which only that household can use. Temporary units (such as houseboats and caravans) are not included prior to 31<sup>st</sup> March 2008.

Annual updates run from April to March with effect from 1<sup>st</sup> April 1997.

# Net Affordable Housing completions record a loss in 1997/8 due to a redevelopment scheme where 60 units were demolished and a change of use resulting in the loss of 2 units. There were 59 completions.

\* Gross total completions for 2005/6 were 926. The renovation of St Francis Tower, where 107 flats were temporarily lost, was the largest contributor to this difference. 113 new units were subsequently created during 2007/8.

~ Previously the data published for 2008/9 included 45 units of student accommodation (see definition below in table 3a). All of these units were on PDL and 4 were within the IP-One area. However, following discussion at the Public Inquiry into proposed residential development in North Ipswich it was agreed not to include student accommodation in housing completion or supply figures.

**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)

2011: 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)

2011: 1 site (41 hectares)

**County Wildlife Sites: net loss of 0.15 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)

2011: 21 sites (217.36 hectares). Net loss 0.15 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)

2011: 9 (49 hectares)

Source: Suffolk Biological Records Centre data and Ipswich Borough Council.