

# Ipswich Local Plan

Authority Monitoring Report 17, 2020/21

August 2022



**IPSWICH**  
BOROUGH COUNCIL

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# AUTHORITY MONITORING REPORT

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## EXECUTIVE SUMMARY

Monitoring is an essential element of policy making. The main function of the Authority Monitoring Report (AMR) is to provide evidence of policy implementation and review the effectiveness of policies, show progress in document preparation (development plan documents and supplementary planning documents), and to report on the delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.

This report covers the monitoring period April 2020 to March 2021. It also refers to wider policy developments up until the date of publication of the report (July 2022).

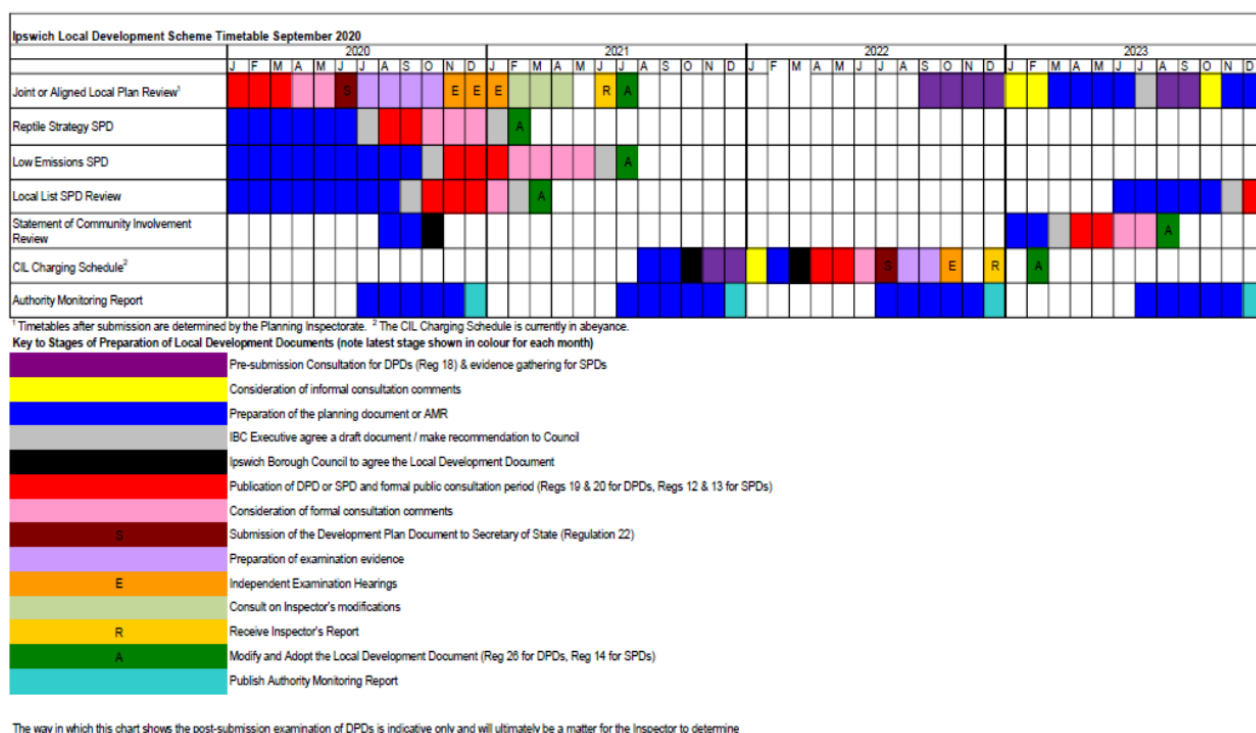
On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprised the Core Strategy and Policies Development Plan Document (DPD) Review, Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, Policies Map and IP-One Area Inset Policies Map.

Following the adoption in 2017 of the Ipswich Local Plan 2011-2031, the Council has been in the process of undertaking a review of the Ipswich Local Plan. The Ipswich Local Plan Review 2018-2036 was adopted on the 23rd March 2022. Although this is outside of the monitoring period covered by this AMR, the new Local Plan 2022 adopts a baseline of 2018. Therefore, the housing delivery and land supply policies will be measured against the Ipswich Local Plan 2022. The implementation of Local Plan policies through Development Management decisions will use the policies from the 2017 Local Plan as these were in use during 2020-21.

Please note that the 2020/2021 AMR has been delayed due to Coronavirus pandemic. As a result of the pandemic it was not possible to carry out some of the Council's usual monitoring activities. Where data was not attainable the Council has sought to provide alternative data from other sources in order to provide a complete picture of the Local Plans performance during this monitoring period.

### **How is Ipswich Borough Council Performing against its Local Development Scheme?**

The Council's Local Development Scheme (LDS) details the planning documents that the Council intends to produce over a three-year period. The LDS for the monitoring year 2020-2021 was adopted in November 2020 and the work programme is reproduced below.



Chapter 2 discusses the progress the Council has made in the production of these documents between April 2020 and March 2021.

In terms of document preparation, the headline achievements of the year 2020-2021 were:

- On 10th June 2020 the Ipswich Local Plan Review 2018-2036 was submitted to the Secretary of State for Housing, Communities and Local Government for independent for examination.
- The Inspectors held an Examination Hearing between 24 November and 16 December 2020, to explore the main issues and questions relating to the legal compliance and 'soundness' of the Ipswich Borough Council Local Plan Review 2018-2036.
- On the 10<sup>th</sup> March 2021 the Inspectors wrote to the Council setting out the next steps of Examination.
- The adoption of the Ipswich Local Plan 2018-2036 took place outside of this monitoring period and will be reported on in the 2021/2022 AMR.
- Between the 31<sup>st</sup> July and 25<sup>th</sup> September 2020 the Council undertook a public consultation on the Draft Reptile Strategy Supplementary Planning Document (SPD). The SPD was adopted on the 28<sup>th</sup> July 2021, outside of this monitoring period and will be reported on in the 2021/2022 AMR.
- Between the 6<sup>th</sup> October and 8<sup>th</sup> December 2020 the Council undertook a public consultation on the Draft Local List (Building of Townscape Interest) SPD. The SPD was adopted on the 10<sup>th</sup> August 2021, outside of this monitoring period and will be reported on in the 2021/2022 AMR.
- Between the 18<sup>th</sup> November 2020 and 13<sup>th</sup> January 2021 the Council undertook a public consultation on the Draft Low Emissions SPD. The SPD was adopted on the 17<sup>th</sup> November 2021, outside of this monitoring period and will be reported on in the 2021/2022 AMR.
- In December 2020 Ipswich Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.

## **Reviewing the Local Plan**

The Local Plan Review process is an opportunity to review the existing Local Plan vision and objectives, policies and site allocations. A review of the adopted Ipswich Local Plan 2017 began immediately after its adoption, in order to prepare aligned Local Plans as far as possible with Babergh, Mid Suffolk and East Suffolk (formerly Suffolk Coastal) District Councils<sup>1</sup>.

In adopting the 2017 Ipswich Local Plan, the Council committed to joint or aligned work with neighbouring authorities to review the need for housing, employment land and retail floorspace. The Inspector's Report of January 2017 on the examination of the 2017 Ipswich Local Plan, required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'

The review was broadly aligned with those of our neighbouring local planning authorities within the Ipswich Strategic Planning Area (ISPA). The geography of the area now equates with the Ipswich Housing Market Area and the Ipswich Functional Economic Area, which both extend over the whole of Ipswich Borough, Babergh and Mid Suffolk District Councils and the former Suffolk Coastal District element of East Suffolk.

The Ipswich Local Plan review commenced with an Issues and Options Regulation 18 consultation which took place between August and October 2017. The Issues and Options consultation document contained a joint strategic Part One section, prepared with the then Suffolk Coastal District Council (as it was in 2017). Part Two of the Issues and Options document focused on Ipswich-specific local matters. The Council undertook a further round of Regulation 18 consultation on an informal draft of the revised Local Plan between 16<sup>th</sup> January 2019 and 13<sup>th</sup> March 2019.

Ipswich Borough Council consulted on the Ipswich Local Plan Review Final Draft version from Wednesday 15th January until Monday 2nd March 2020. The Council sought representations in relation to the 'legal compliance' and the 'soundness' of the Ipswich Local Plan Review Final Draft.

On 10th June 2020 the Ipswich Local Plan Review 2018-2036 was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination. Karen Baker DipTP MA DipMP MRTPI and Mike Hayden BSc(Hons) DipTP MRTPI were appointed to hold an independent examination of the Ipswich Borough Council Local Plan Review. The Examination Hearing took place between the 24 November and 16 December 2020. Following the close of the Examination Hearing Sessions, the Inspectors confirmed to the Council in their [letter dated 10th March 2021](#) that the Examination could proceed to a public consultation on the proposed Main Modifications. The Council will report on the Proposed Main Modifications consultation and adoption of the Ipswich Local Plan Review 2018-2036 in the 2021/22 Authority Monitoring Report.

## **Strategic planning across the whole of Suffolk**

The Suffolk Growth Programme Board (SGPB) brings together representatives from the Suffolk Local Authorities, the New Anglia Local Enterprise Partnership (LEP), the University of Suffolk and the Suffolk Chamber of Commerce. The SGPB is taking forward a Suffolk wide 'Framework for Growth', which has been agreed by the Suffolk Growth Portfolio Holders and Leaders of all

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<sup>1</sup> On 1<sup>st</sup> April 2019, Suffolk Coastal District Council and Waveney District Council combined to become East Suffolk Council. Within this AMR, the title Suffolk Coastal District Council is used where the work was historic, and East Suffolk Council where the work is ongoing. The Local Plan for that area still relates to the area covered by the former Suffolk Coastal District Council.

Local Authorities. The Framework for Growth brings together the work being taken forward across Suffolk to address future development needs into a single, integrated programme.

The Framework is a non-statutory document intended to support and inform the preparation of the Local Plans being produced by individual planning authorities. Information relating to the Suffolk Growth Programme Board and the Suffolk Framework for Growth is hosted on the East Suffolk Council website and can be accessed using the following link -

<http://www.eastsuffolk.gov.uk/business/business-advice-and-training/suffolk-growth-programme-board/>.

### **How well are policies from the adopted Core Strategy and Policies Development Plan Document being implemented?**

Assessment is undertaken by reviewing the use of the policies contained in the Core Strategy (2017) in planning application decisions, including those planning applications considered by the Council's Planning and Development Committee.

The Core Strategy policies (with the prefix 'CS'), of which there are 19, were used 152 times. The most frequently used policies were CS7: 'The Amount of Housing Required (used 36 times), CS2: 'The Location and Nature of Development (used 32 times) and CS4: 'Protecting our Assets' (used 31 times).

Those Core Strategy policies not used were Policy CS6: 'The Ipswich Policy Area', CS10: 'Ipswich Garden Suburb', CS11: 'Gypsy and Traveller Accommodation', CS16 'Green Infrastructure, Sport and Recreation', CS18 'Strategic Flood Defence' and CS20: 'Key Transport Proposals'. These policies are strategic in nature and are still required throughout the life of the plan.

The Development Management policies (with the prefix 'DM'), of which there are 28, were used a total of 1,472 times. The most frequently used policies were DM5: 'Urban Design Quality' (used 330 times), DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 191 times), DM8: 'Heritage Assets and Conservation' (used 145 times) and DM10: 'Protection of Trees and Hedgerows' (used 142 times).

The number of times policies were used declined during the 2020/2021 monitoring period, despite the Council continuing to accept and process planning applications expediently throughout the pandemic.

During this monitoring period the government responded to the pandemic by making a number of important changes to the planning system, including:

- Introducing new permitted development rights allowing health authorities and local authorities to change the use of buildings and build temporary structures to deal with the coronavirus emergency;
- Extending planning permissions due to expire between the start of lockdown (23 March 2020) and the end of 2020 until 1<sup>st</sup> April 2021; and
- Relaxing licensing for outdoor eating and drinking.

These extensions to permitted development rights and approval deadlines, as well as the uncertainty caused by the pandemic and building supply chain issues, are likely to explain why there was a reduction in the number of times policies were used during this monitoring period. The most frequently used policies remained those related to extension to dwelling houses and provision of ancillary buildings, reflective of a trend for home improvements which arose as a result of people working and spending extended periods of time at home.

## **How well are the 2017 Core Strategy Targets being met?**

There are twelve objectives in the 2017 Core Strategy, supported by targets, and progress against these targets is summarised in Table 1, below. Chapter 2 provides more detail on the objectives, targets and indicators.

This chapter firstly considers the extent to which the policies are being implemented and secondly considers the delivery of the plan and wider trends in relation to the indicators and targets identified in relation to the 12 objectives set out in chapter 11 of the adopted Core Strategy.



**Table 1 Progress against the Targets in the Core Strategy**

Core Strategy Target	Progress in 2020-21	Commentary
At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.	Policy DM1 of the 2011 Core Strategy was used 47 times in decision notices. More recent applications use the water/energy requirements as set out in the Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan 2017 was revised to reflect this, although it retained certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.	During the period 2005 to 2019 industry and commercial, domestic and transport carbon emissions reduced. CO2 emissions per capita also reduced in Ipswich to a low of 2.8 CO2(t).	The level of reduction of industry and commercial, domestic and transport carbon and per capita CO2 emissions continues a downward trend reported since 2005. Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQA. The Council has produced a Low Emissions Supplementary Planning Document (SPD) to support meeting this target. Between the 18th November 2020 and 13th January 2021 the Council undertook a public consultation on the Draft Low Emissions SPD. The SPD was adopted on the 17th November 2021, outside of this monitoring period and will be reported on in the 2021/2022 Authority Monitoring Report.

Core Strategy Target	Progress in 2020-21	Commentary
<p>To deliver at least (a) 9,777 homes by 2031 and (b) 12,500 jobs by 2031.</p>	<p>321 homes were built in the reporting period.</p> <p>Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%. This is the latest forecast from Sept 2018.</p>	<p>Housing completions for 2020-21 were below the 2017 Local Plan requirement of 489 dwellings p.a. and were down on the previous year by 100 dwellings.</p> <p>However, work was already underway on a Local Plan review to align with the standard method for assessing housing need, and address housing delivery. This Local Plan, covering the period from 2018 to 2036, is now adopted. The new Local Plan housing requirement for 2020-21 is 300 dwellings, therefore 321 completions exceeds the requirement.</p> <p>The pandemic created great uncertainty for the construction sector, work on sites across the country stalled due to staff absences and supply chain problems. In September 2020 Ipswich Borough Council prepared a paper on the impact of Covid19 at the Local Authority Level. Officers spoke to representatives from the local building industry, developers and agents to understand the impact the pandemic was having on the local building industry. The findings of the report are available to view <a href="#">here</a>.</p> <p>Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum. This is the latest forecast from September 2018.</p>

Core Strategy Target	Progress in 2020-21	Commentary
Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.	Of the 321 new homes completed in the 2020-21 monitoring period 89% were constructed on previously developed land; 32% were completed within the IP-One area; and 68% (219 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.	The Council is meeting its targets in terms of the percentage of new homes delivered on previously developed land and the percentage of homes built within 800 metres of a District Centre and the Central Shopping Area. The Council has not met its target for the percentage of homes delivered within the IP-One area. The spatial strategy for the 2022 Local Plan continues to focus development on central Ipswich and the Council has strengthening the status afforded to the IP-One Area Action Plan. It is hoped that this, alongside other measures being taken forward by the Council, will help in meeting the target for the percentage of houses delivered in the IP-One Area.
To improve the retail ranking of Ipswich by 2031 and complete the 'green rim'.	<p>The Council would normally carry out survey work to determine occupancy rates and mix of uses within the Town Centre at the end of the monitoring period, however the Council was unable to carry out any onsite monitoring work during March 2020 due to the Coronavirus pandemic. As an alternative the Council has been able to obtain footfall data for the Town Centre for the 2019/20 monitoring period. The available evidence suggests that in 2019/20 Ipswich Town Centre was performing reasonably well in relation to the wider market.</p> <p>Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application. In February 2018 the Council was allocated nearly £10 million in government funding to support the delivery of the country park.</p>	<p>The Council only began recording footfall data in 2018 so it is difficult to identify reliable data trends however, the Council will be able to start comparing the data in the next AMR monitoring period. A report published in the Ipswich Star on the 20th August 2020 notes that a number of town centre businesses had been forced to close due to effects of the COVID-19 pandemic. The list of businesses includes national chains Pizza Express and DW Fitness First, alongside well-established local firms such as Casablanca restaurant and Barnard Brothers pet shop.</p> <p>The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.</p>
To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2021.	The 2020 Travel to Work Survey results showed that, of the baseline employers (those who have taken part in the survey since it was first run in 2005), on average 51.3% of employees travelled to work by car (either as a single occupant or car share). 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic.	Although the 2020 Travel to Work results show that driving remains the most frequently used mode of travel, more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic. The County Council's Local Transport Plan and the emerging Ipswich Borough Local Plan include consideration of sustainable travel.
Implementation of tidal surge barrier by 2017.	The tidal surge barrier was completed in February 2019.	n/a

Core Strategy Target	Progress in 2020-21	Commentary
<p>To increase the tree canopy cover in the Borough to 22% by 2050.</p> <p>No net loss of natural capital by 2031.</p> <p>A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.</p> <p>A decrease in Heritage Assets at risk on the Historic England register or no net increase in Heritage Assets at risk.</p>	<p>The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. In 2019 the Council achieved 15.5% tree canopy cover.</p> <p>In 2020-21 5 buildings were considered to be at risk, 1-5 College Street, 4 College Street, St Michael's Church, County Hall and the Tolly Cobbold Brewery.</p> <p>There is 1 building on the Historic England, Heritage at Risk Register the Unitarian Chapel, Friars Street.</p>	<p>Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is to place trees and woods at the centre of national decision making.</p> <p>There has been no net increase in the number of buildings considered to be at risk in the monitoring period and dedicated work is being undertaken with the owners of each building. No. 4 College Street is IBC owned and a comprehensive conservation and renewal plan is being prepared.</p> <p>Formal urgent works engagement has been undertaken with the owners of County Hall and Cliff Brewery.</p>
<p>High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of Local and District Centres).</p>	<p>Due to the Coronavirus pandemic the Government has announced that it will not publish any school or college level data for 2020.</p>	<p>In 2019 primary and secondary schools in Ipswich, pupil to teacher ratios slightly exceed the national average, this is the latest available data.</p>
<p>To improve Ipswich's ranking in the indices of multiple deprivation by 2031.</p>	<p>Ipswich currently ranks 71st (2019) in the indices of multiple deprivation having previously ranked 74<sup>th</sup> in 2015 and 83<sup>rd</sup> in 2010. Comparatively, Suffolk is the 53rd least deprived upper tier authority out of 151. The Indices of Deprivation 2019 Summary, published by Suffolk County Council, indicates that Ipswich is the most relatively deprived Authority within Suffolk.</p>	<p>The 2019 Indices of Multiple Deprivation Data are the latest available statistics. A report published by the Child Poverty Action Group and the Church of England in September 2020, titled Poverty in the Pandemic: The Impact of Coronavirus on Low-income Families and Children, suggests that around 8 in 10 respondents reported a significant deterioration in their living standards due to a combination of falling income and rising expenditure. Therefore, it may be that in some cases, families in Ipswich are more negatively affected by the COVID-19 pandemic than those in neighbouring authorities.</p>
<p>To tie in with Police targets relating to reducing crime levels by 2031.</p>	<p>The recorded crime figures for 2020/21 were:</p> <p>Violence with Injury – 1934</p> <p>Sexual offences – 954</p> <p>Burglary – 886 (domestic burglary data no longer recorded)</p> <p>Robbery – 150</p>	<p>The Council is continuing to working with local police and community partners to ensure that appropriate opportunities to design out crime have been taken prior to the commencement of any project and as part of the on-going management of any open spaces, sport or recreational facilities.</p>

Core Strategy Target	Progress in 2020-21	Commentary
<p>To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.</p>	<p>Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the production of documents such as the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Local Transport Modelling.</p>	<p>Ipswich continues to work with its partners. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans (see Version 7 Match 2021), the production and updating of evidence and changes in national policy and guidance.</p> <p>The Ipswich Statement of Compliance with the Duty to Co-operate (June 2020) demonstrates how Ipswich Borough Council has working proactively with external organisations including neighbouring authorities and public bodies. The Statement of Compliance with the Duty to Cooperate is available to view <a href="#">here</a>.</p>

## **How many homes were built between April 2020 and March 2021?**

321 dwellings (net) were completed between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, 47 of which were affordable housing completions (14.6%). 286 of these dwellings were on previously developed land (89%) and 102 were within the central IP-One area (31.8%). Gross housing completions (before calculating those dwellings lost) was 340.

The number of housing completions (321 dwellings) decreased by 100 dwellings from the 2019/20 figure, and represented under delivery against the requirement of the 2017 Local Plan (489 dwellings). However, the new Local Plan adopted in March 2022 introduced a new housing requirement for 2020-21 of 300 dwellings (from a baseline date of 2018). The 321 completions exceed the updated requirement.

However, work was already underway during the monitoring year on a Local Plan review to align with the standard method for assessing housing need, and address housing delivery.

In order to understand the impact of Covid-19 on the local building industry the Council undertook a survey of major builders, small and medium enterprises, agents and developers who were known to have sites within the Borough. 75% of those interviewed with active sites expected there to be delays in building programmes as a result of the Pandemic. 50% of those interviewed with sites coming forward in the next 5 years expect there to be delays and 37.5% have suggested potential delays. The most common reasons given for this include market uncertainty and business confidence, issues with bank lending, supply chain issues, working restrictions and progression of the Local Plan. This reflects the national picture for the year to the end of March 2021 which saw net new homes fall by 11% according to data published by the Department for Levelling Up, Housing and Communities.

The Council is working hard to support house building across the Borough and in March 2022 the Council adopted the Ipswich Local Plan 2018-2036, which will offer greater certainty to the development sector. The Council is continuing to progress work on Ipswich Garden Suburb, which will provide up to 3,500 new homes and associated infrastructure. The Council was successful in its bid to Homes England for £9.8m of Housing Infrastructure Funding (HIF) through the Marginal Viability Funding route.

Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across 20 plus sites in the Borough and has an aspiration to develop 1,000 new affordable homes within a decade. During this monitoring period the Council actively pursued its own development sites despite

COVID19, such as the former Tooks Bakery Site which includes housing, (60 homes), and land for a new medical centre. Furthermore, the town-centre regeneration site of Grimwade Street will deliver a further 16 dwellings. To date the Council has delivered 190 affordable homes, with another 34 due to be delivered later in the year. Moreover, the Council is also investing a further £11 million in improving its existing housing stock. It is clear that the Council has an important role in building business confidence, and it is exercising it.

## **How much housing land is there in Ipswich and how long can Ipswich supply housing?**

The Council is required by the 2021 National Planning Policy Framework (NPPF) to boost the supply of housing to meet the objectively assessed housing needs for market and affordable housing in the housing market area. Ipswich Borough Council's area is within the Ipswich housing market area identified in the Strategic Housing Market Assessment (published May 2017).

Against the 2017 Local Plan requirement of 489 dwellings p.a., the Council could not demonstrate a five year housing land supply at 1<sup>st</sup> April 2021 (the supply was approximately 3.3 years). However,

work was already underway during the monitoring year 2020-21 on a Local Plan review to align with the standard method for assessing housing need, and address housing delivery.

Ipswich Borough Council adopted the new Local Plan in March 2022. It is relevant to this AMR, because it updated the Ipswich housing requirement using a baseline date of 2018. Therefore, the more up to date and appropriate measure of five year housing land supply at 1<sup>st</sup> April 2021 is based on the newly adopted housing requirement figure. **The Council's five year housing land supply amounts to 2,491 dwellings for the period from 2021-22 to 2025-26 which equates to 5.42 years' supply.**

### **Does Ipswich have any Neighbourhood Plans?**

Neighbourhood planning is a Government initiative that enables local communities to influence and take forward planning proposals at a local level. Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use.

During the monitoring year all neighbourhood planning referendums were cancelled or postponed in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021.

This did not affect neighbourhood planning in Ipswich as there are no adopted neighbourhood plans in Ipswich and no current area or forum applications.

### **Has Ipswich implemented the Community Infrastructure Levy?**

The Community Infrastructure Levy (CIL) is a planning charge that allows local authorities to raise contributions from the most viable forms of development to help pay for pre-identified infrastructure projects. The legislation which governs CIL is clear that, in setting the charge, local planning authorities should have regard to its effect upon the economic viability of development across the area and therefore on the delivery of the Local Plan.

The Council consulted on a preliminary draft charging schedule from December 2013 to January 2014. However, since 2014, the project has been held in abeyance whilst the Council considers how it may take CIL forward. The 2015 Local Development Scheme identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017 but this has not taken place. The matter is considered annually but Councillors have not yet resolved to take this forward.

This matter has not been progressed owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 and the Government's commitment to review the current system of developer contributions. The government has further signalled its intention to reform and streamline developer contributions through the 'Planning for the Future' White Paper published August 2020. Future infrastructure funding will be considered when more information is known about the government's plans for reforming developer contributions. In the meantime Section 106 of the Town and Country Planning Act is the Council's preferred approach to securing high-quality mitigation to make proposals acceptable. The 2020 Housing Delivery Action Plan identified reviewing S106 procedures and appointing a Monitoring Officer as an identified action to improve housing delivery. Recruitment was placed on hold during the Covid-19 pandemic. Positive progress against this action will be further reported in the 2021/2022 AMR.

During 2020/2021 the Council published its first Infrastructure Funding Statement. The report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Ipswich. The report is available to view [here](#).

## **How has Ipswich Borough Council worked with other Local Planning Authorities?**

The Duty to Co-operate ('the duty') was introduced through Section 110 of the Localism Act 2011 in November 2011. The Act inserts a new Section 33A into the Planning and Compulsory Purchase Act 2004. The duty is a legal duty on local planning authorities to co-operate constructively, actively and on an ongoing basis with neighbouring authorities, County Councils, and other prescribed bodies in planning for strategic cross-boundary matters.

The National Planning Policy Framework (NPPF) 2021 paragraph 24 states that "Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries".

The Council has a long history of working collaboratively with neighbouring District Councils and the County Council on planning matters such as production of evidence base documents, particularly through the Ipswich Strategic Planning Area (ISPA) (formerly the Ipswich Policy Area). Future development needs of the ISPA are discussed at a political level through the ISPA Board. The Council has also had, and continues to have, on-going dialogue with statutory agencies including: Anglian Water; Historic England; the Environment Agency; and Natural England through the Local Plan preparation process.

Chapter 5 shows how the Council has engaged with others during the 2020/21 monitoring period to address strategic priorities.



## CHAPTER 1:

### INTRODUCTION

- 1.1 This is Ipswich Borough Council's seventeenth Authority Monitoring Report (AMR) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), hereinafter referred to as 'the Regulations'. This AMR is required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.2 This report covers the monitoring period April 2020 to March 2021. It also refers to some wider policy developments up until the date of publication of the report for context.
- 1.3 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation and review the effectiveness of policies, give an update of the progress in document preparation (development plan documents and supplementary planning documents), and to report on the delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.
- 1.4 The Localism Act 2011 allows local authorities to have a more flexible approach to the information that is included within their AMR and the dates when it can be published. As such, the requirements from the Government, (as detailed in Regulation 34), are to report on six set indicators, where applicable, and to make the report available. Below is a summary of where each of the requirements for monitoring are presented in this report:
  - **Regulation 34(1) Progress in relation to documents in the Local Development Scheme:** See chapter 2.
  - **Regulation 34(2) Policy Implementation:** See chapter 3.
  - **Regulation 34(3) Housing and affordable housing completions:** See chapter 3.
  - **Regulation 34(4) Details of Neighbourhood Development Orders or Neighbourhood Plans:** None within Ipswich.
  - **Regulation 34(5) Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:** The Council's position on CIL is contained in chapter 2.
  - **Regulations 34(6) Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:** A Duty to Co-operate Statement was published as part of the preparation of the emerging Ipswich Local Plan Review 2018-2036. The document is available via the Core Document Library Reference A13. A Statement of Common Ground between the Council and neighbouring authorities was published in March 2021.. See chapter 4.
  - **Regulation 34(7) Availability of information collected for monitoring purposes:** The AMR is published annually.

## CHAPTER 2:

### LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period.
- 2.2 This chapter discusses the progress the Council has made in production of these documents between April 2020 and March 2021.

#### Where is Ipswich Borough Council in the Local Plan Process?

- 2.3 On 22<sup>nd</sup> February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Local Plan comprises the following documents:
- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
  - **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
  - **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan.
- 2.4 The Local Plan was found sound by the Planning Inspectorate on the condition that it was subject to an immediate review in order to address housing need in the Ipswich Housing Market Area. The Inspector's Report of January 2017 on the Examination of the (now adopted) Ipswich Local Plan (February 2017) required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'
- 2.5 Work commenced on the aligned Local Plan Review in 2017. An Issues and Options consultation document was prepared for the Ipswich Local Plan Review, with a joint strategic Part One section being prepared with Suffolk Coastal District Council (as it was at the time). Part Two of the Ipswich Local Plan Review Issues and Options document focused on Ipswich-specific local matters. The Ipswich Local Plan Review was also prepared in alignment with the joint Babergh and Mid Suffolk District Council's Local Plan. Regulation 18 pre-submission consultation took place between 18<sup>th</sup> August and 30<sup>th</sup> October 2017. In total 76 individuals and organisations responded to the consultation. Between them they made 711 comments. The Council undertook a further Regulation 18 consultation on the Ipswich Local Plan Review Preferred Options between 16<sup>th</sup> January 2019 and 13<sup>th</sup> March 2019. In total, 110 individuals and organisations responded to the consultation. Between them they made 600 comments. The Council undertook a Regulation 19 consultation on the Ipswich Local Plan Review Final Draft between 15<sup>th</sup> January 2020 and 2<sup>nd</sup> March 2020. The Council sought representation on the legal compliance and the soundness of the Final Draft Local Plan. The representations received were submitted with the Final Draft Local Plan Review to the Secretary of State for Housing Communities and Local Government on the 10<sup>th</sup> June 2020. In total 89 individuals and organisations made 497 representations. Karen Baker DipTP MA DipMP MRTPI and Mike Hayden BSc(Hons) DipTP MRTPI were appointed to hold an independent examination into the Ipswich Borough Council Local Plan Review. The Examination

Hearing formally began on the 24<sup>th</sup> November and closed on the 16<sup>th</sup> December 2020. On the 10<sup>th</sup> March 2021 the Inspectors wrote to the Council setting out the next steps for the Examination, a public consultation on the Ipswich Local Plan Review 2018-2036 Proposed Main Modifications. The public consultation on the Proposed Main Modifications and the Adoption of the Local Plan will be reported on during the 2021/2022 AMR. The new Local Plan was adopted in March 2022 and supersedes the 2017 Local Plan.

### **Joint or Aligned Local Plan**

2.6 The ISPA local planning authorities are producing plans as follows:

- Babergh and Mid Suffolk Joint Local Plan
- Ipswich Local Plan
- Suffolk Coastal Local Plan (an area now forming part of the East Suffolk District Council – an amalgam of Suffolk Coastal and Waveney Districts).

2.7 As the local plans cover the extent of the Ipswich Strategic Planning Area, and share joint evidence in this respect, it is considered appropriate that the plans cover the same end date of 2036 and are produced to timescales which are aligned as far as is possible. All authorities undertook Issues and Options consultations during summer / autumn 2017. As at March 2021, the current position in relation to the production of each local plan is as follows:

- Ipswich Local Plan – On the 10<sup>th</sup> June 2020 Ipswich Borough Council submitted the Ipswich Local Plan Review 2018-2036 to the Secretary of State for examination. The examination hearing formally began on the 24 November 2020. The hearing proceeded virtually in order to overcome the restricts of the Covid-19 epidemic. The examination hearing closed on Wednesday 16 December 2020 and on the 10 March 2021 the Inspectors wrote to the Council setting out the next steps for the Examination. The public consultation on the Proposed Main Modifications and the Adoption of the Local Plan will be reported on during the 2021/2022 AMR.
- Babergh and Mid Suffolk Joint Local Plan – Babergh and Mid Suffolk consulted on the Babergh and Mid Suffolk Joint Local Plan Pre-submission document (Regulation 19) between 12<sup>th</sup> November 2020 and 24<sup>th</sup> December 2020. On the 31 March 2021 the Babergh and Mid Suffolk Joint Local Plan was formally submitted to the Secretary of State for independent examination. The examination into the Babergh and Mid Suffolk Joint Local Plan will be reported on in the 2021/2022 AMR.
- Suffolk Coastal Local Plan – The Suffolk Coastal Local Plan was formally adopted on the 23 September 2020 and the Waveney Local Plan was formally adopted on the 20<sup>th</sup> March 2019. The District is now looking to prepare a single plan which covers the former Suffolk Coastal and Waveney districts. Progress on the preparation of the East Suffolk Joint Local Plan will be reported in the 2021/2022 AMR.

### **2.8 Supplementary Planning Documents (SPD)**

SPDs are not required to be included in a Local Development Scheme (LDS) and this allows new SPDs to be prepared in response to needs being identified. However, where they are anticipated as being of particular importance, they are included in the LDS for completeness.

## 2.9 Reptile Strategy SPD

The Reptile Strategy SPD provides a planned approach to translocation by identifying potential receptor sites in advance and developing a clear delivery strategy including ongoing monitoring and site management. This is essential to support much needed housing delivery in the Borough and to protect existing reptile populations.

The November 2020 LDS identifies consultation on a draft Reptile Strategy SPD during July and August 2020 with adoption in February 2021.

([https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/ipswich\\_local\\_development\\_scheme\\_18\\_nov\\_2020\\_work\\_schedule\\_0.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/ipswich_local_development_scheme_18_nov_2020_work_schedule_0.pdf)).

In 2015, and then again in 2017, the Council undertook a 'call for ideas' public consultation on the scope and context of the Reptile Strategy SPD. These consultations ran from 2nd July to 17th August 2015 and 14th June to 26th July 2017. This was followed by public consultation on the draft Reptile Strategy SPD which ran for eight weeks between 31st July and 25th September 2020. The Reptile Strategy SPD was formally adopted by Ipswich Borough Council on the 28th July 2021 at a meeting of Full Council.

## 2.10 Low-Emissions SPD (incorporating Parking Standards for the IP-One Area) (formerly a called the Low Emissions Strategy SPD)

The 2019 LDS combined the Parking Guidance for the IP-One Area SPD into the Low Emissions SPD (incorporating Parking Standards for the IP-One Area). The reasoning is to ensure that the approach to parking in central Ipswich should not undermine actions to improve air pollution levels in the Ipswich Air Quality Management Areas.

The SPD will set out guidance on assessing the air quality impacts of developments and provide a package of measures to mitigate the air quality impacts of development. The primary aim is to encourage and facilitate the uptake of cleaner vehicle fuels and technologies in and around development sites and to promote modal shift away from the car. Parking guidance for the IP-One Area will also be set out in the Low Emissions SPD, to ensure that the approach to parking in central Ipswich does not undermine actions to support modal shift.

The preparation of this document commenced in September 2014. However, production has been delayed so it can be aligned with changes to the Air Quality Management Areas and a revised Air Quality Action Plan, (which are being undertaken by the Council's Environmental Health team) and delays in producing the Ipswich Parking Strategy whose outcomes have to inform its production.

A Call for Ideas consultation was undertaken during July and August 2015 and repeated in June 2017 ([https://www.ipswich.gov.uk/sites/default/files/newsletter\\_11\\_june\\_2017\\_0.pdf](https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf)). The Low Emissions SPD was subject to public consultation from 18th November 2020 to 13th January 2021. The comments received have been considered and the SPD has been amended where appropriate. The SPD was formally adopted on the 17<sup>th</sup> November 2021, outside of the 2020/2021 monitoring period.

## 2.11 Development and Flood Risk SPD

The purpose of the Development and Flood Risk Supplementary Planning Document (SPD) is to help developers and their agents to submit appropriate flood risk and flood risk management information with planning applications in Ipswich.

The draft SPD has been prepared by Ipswich Borough Council (IBC) in collaboration with The Environment Agency, Suffolk County Council in their capacity as the Lead Local

Flood Authority (LLFA), Suffolk Joint Emergency Planning Unit and Anglian Water. It updates and replaces the Development and Flood Risk SPD published in 2013 and updated in 2016 and reflects the updated Ipswich Strategic Flood Risk Assessment (SFRA) October 2020 (Core Document Reference I34-I34.101).

The Council will be seeking feedback on the Draft Development and Flood Risk SPD. The consultation on the draft document is due to take place in mid-2022, outside of this monitoring period and will be reported on in a subsequent AMR.

## **2.12 Local List (Buildings and Townscapes of Interest) SPD Review**

The SPD will raise awareness of the many locally notable historic assets which make up the historic environment of our town and supports the Council's Core Strategies and Development Management Policies in the adopted Local Plan.

The Local List (Buildings of Townscape Interest) SPD was first adopted in 2013, with amendments added in 2016. Since adoption of the 2013 Local List (Buildings of Townscape Interest) SPD, the list has been reviewed every 3 years, considering the appropriateness of existing entries, removing entries where sites have been upgraded to receive statutory protection, and adding further buildings and structures worthy of inclusion.

The Council conducted an 8 week public consultation to seek comments on the proposed additions, amendments and removals from the Local List (Buildings of Townscape Interest) SPD, between 06 October 2020 until 08 December 2020. The SPD was formally adopted on the 28 July 2021.

## **2.13 Community Infrastructure Levy (CIL) Charging Schedule**

This matter has not been progressed further owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 and the Government's commitment to review the current system of developer contributions. The government has further signalled its intention to reform and streamline developer contributions through the 'Planning for the Future' White Paper published August 2020. Future infrastructure funding will be considered when more information is known about the government's plans for reforming developer contributions. In the meantime Section 106 of the Town and Country Planning Act is the Council's preferred approach to securing high-quality mitigation to make proposals. During 2020/2021 the Council published its first Infrastructure Funding Statement. The report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Ipswich. The report is available to view [here](#).

## CHAPTER 3: POLICY IMPLEMENTATION

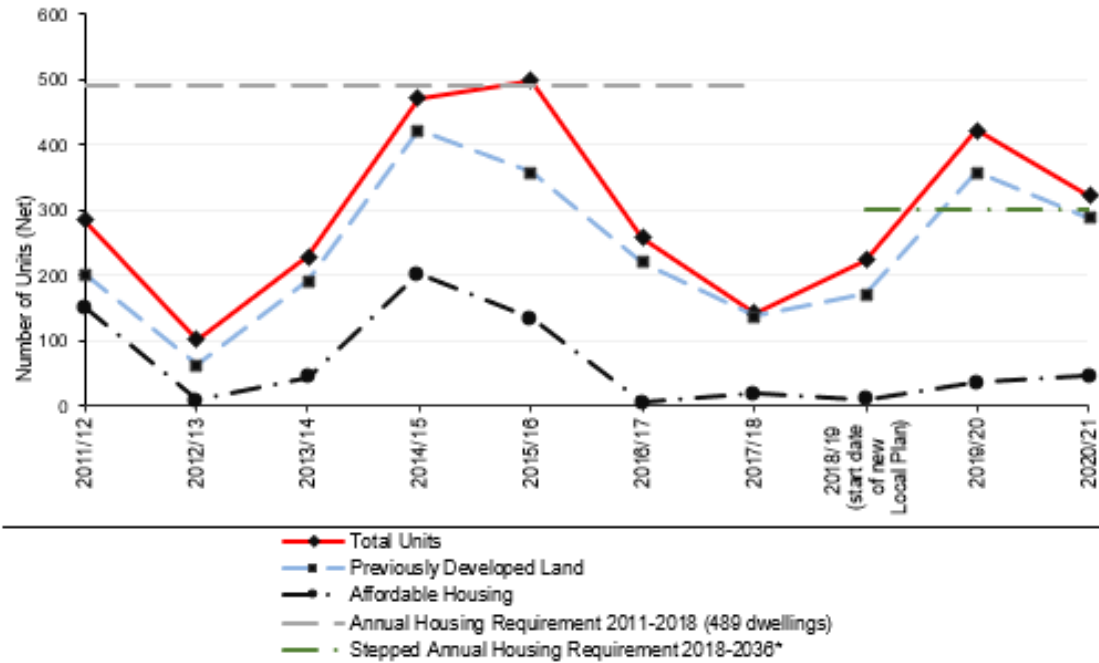
- 3.1 This chapter considers the extent to which planning policies are being implemented, with a particular focus on housing policies.

### **Housing**

- 3.2 Regulation 34(3) of the 2012 Regulations (as amended) requires local authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan. Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone.
- 3.3 The National Planning Policy Framework (NPPF) requires local planning authorities to meet their individual objectively assessed housing need. For Ipswich, the requirement set out in the Ipswich Local Plan 2011-2031 was 489 dwellings per annum backdated to a 2011 base date due to a change in the national calculation methodology.
- 3.4 Through the newly adopted Ipswich Local Plan 2022, the Council has a requirement to deliver 460 dwellings per annum over 18 years from 2018 to 2036. This requirement has been stepped (Policy CS7, Ipswich Core Strategy and Policies DPD) to reflect the period when delivery from the strategic site at Ipswich Garden Suburb and the northern end of Humber Doucy Lane is due to take place. Thus, the housing completions 2018-2021 will be assessed against the stepped housing requirement of 300 dwellings per annum (p.a.), and the five year housing land supply will be assessed against the stepped housing requirement as follows:
- 2021-2022 – 300 dwellings p.a.  
2022-2023 – 300 dwellings p.a.  
2023-2024 – 300 dwellings p.a.  
2024-2025 – 540 dwellings p.a.  
2025-2026 – 540 dwellings p.a.
- 3.5 Between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2021, 965 dwellings were completed (including assisted living dwellings), which has resulted in a surplus of 65 dwellings over the stepped requirement for 900 dwellings over the three years, 2018-2021.
- 3.6 Housing completions for the 2020-2021 monitoring period totalled 321 new homes, which is down on the previous period (421 completions in 2019-2020). Of these 321 new homes, 78 were care home completions (141 bedrooms equates to 78 dwellings at a ratio of 1 additional dwelling for every 1.8 new care home places). No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich during 2020-21, 89% were constructed on previously developed land and 32% were within the IP-One area. The level of affordable housing provision amounted to 47 dwellings (14.6% of completions), which is below the target established within the 2017 Core Strategy. The level of windfall development on sites not previously identified by the Council was 72 dwellings, of which 64 resulted from permitted development applications.
- 3.7 Figure 3.1 shows net housing completions in Ipswich from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2021. Figure 3.2 shows net housing completions from 2018 to 2021 and projections of estimated annual housing delivery (net additional dwellings) up to 2036. The full list of sites can be viewed in the Council's detailed housing trajectory in the Appendices (Table 18, Appendix 3). Please note that historic completions shown in the graph have been updated to include assisted living units in line with the national Planning Practice Guidance.

3.8 The housing trajectory has been informed by discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

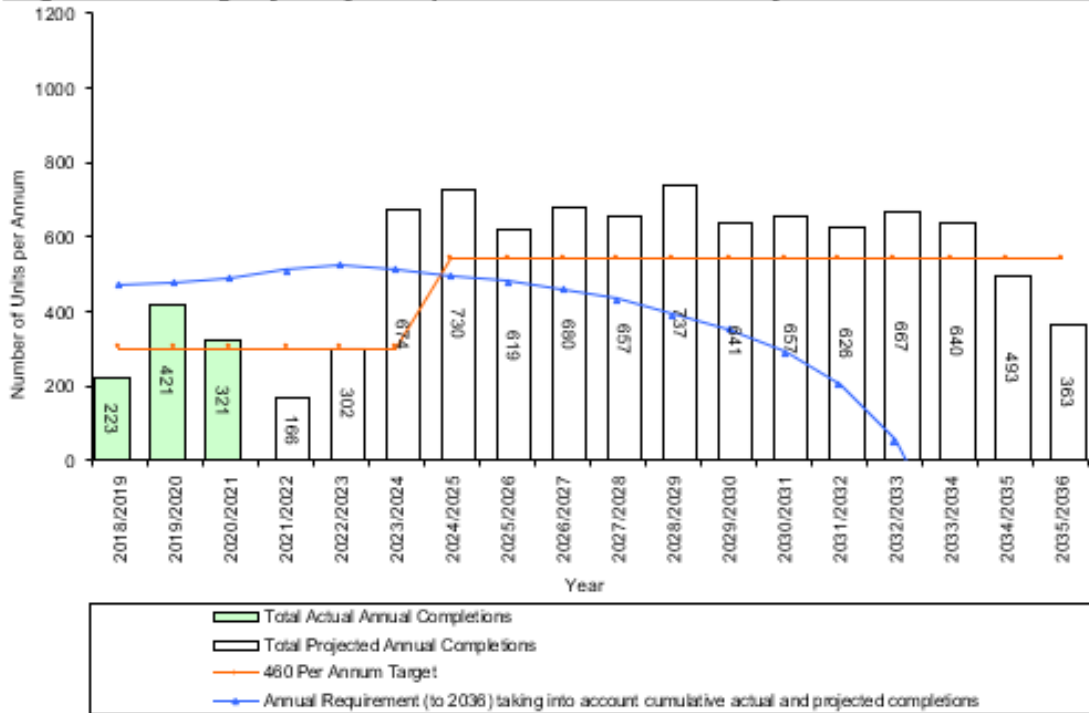
**Fig 3.1 - Net housing completions in Ipswich from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2021**



Figures include assisted living units

\* Stepped requirement of 300 dwellings per annum 2018-2024 and 540 dpa 2024-2036

**Fig 3.2 - Housing trajectory: Completions since 2018 and Projections to 2036**



Figures include assisted living units

- 3.9 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 20% required because of previous under-delivery.
- 3.10 Figure 3.3 shows the Council's five year housing requirement and supply as calculated against the 2022 Local Plan which covers the period from 2018 to 2036.

<b>Fig 3.3 – Summary table of five year housing requirement and supply 2021-2026</b>		
A	Plan Requirement 2018 – 2036 (460 x 18 years) stepped as follows: 2018-2024: 300 dwellings p.a. 2024-2036: 540 dwelling p.a.	8,280
B	Net additional dwellings delivered 1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2021 (223+421+321)	965
C	Shortfall/Surplus = Requirement 2018/19 – 2020/21 900 (3 x 300) – B (965) = 65 surplus	-65
D	5 year requirement based on stepped trajectory 300pa x 3 yrs (900) and 540pa x 2 yrs (1080)	1,980
E	5 Year requirement + C (1,980-65)	1,915
F	Add 20% buffer (E x 1.2)	2,298
G	<b>Annual requirement for 5 years (F/5)</b>	<b>459.6</b>
H	<b>Total Ipswich housing supply 2021/22 to 2025/26</b>	<b>2,491</b>
I	<b>Ipswich Borough Council housing supply in years</b> (2,491/459.6)	<b>5.42 years</b>

- 3.11 Ipswich Borough sits within the wider Ipswich Housing Market Area (IHMA) and it is therefore useful to consider housing supply in the context of the surrounding authority areas of Babergh, Mid-Suffolk and East Suffolk which make up the IHMA. The 2020-2021AMRs relating to these authority areas can be viewed at:
- Babergh and Mid Suffolk Joint Annual Monitoring Report:  
<https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/BMSDC-AMR-2020-to-2021.pdf>
  - East Suffolk Authority Monitoring Report 2020/21:::  
<https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Authority-Monitoring-Reports/AMR-2021.pdf>

### Policy usage

- 3.12 The table below shows the usage of the policies contained in the 2017 Core Strategy, which was the Local Plan in use for the monitoring period. Policy CS9 was deleted as part of the Core Strategy Review.



**Table 3: Core Strategy Policy Usage**

Policy	Frequency	Policy	Frequency
CS1	14	CS11	0
CS2	32	CS12	2
CS3	5	CS13	4
CS4	31	CS14	2
CS5	10	CS15	1
CS6	0	CS16	0
CS7	36	CS17	8
CS8	1	CS18	0
CS9	0 Deleted	CS19	6
CS10	0	CS20	0
		Total	152

3.13 The table above indicates that a number of policies have not been used in making planning application decisions. However, these strategic policies are not necessarily appropriate for use in development management decisions. The ensuing list explains how these policies have been implemented.

- CS6 – The Ipswich Policy Area – This policy refers to joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. Ipswich continues to work closely with its neighbouring authorities on strategic planning matters, as discussed in Chapters 1 and 4 of this report.
- CS10 – Ipswich Garden Suburb – Policy CS10 allocates land at the northern fringe of Ipswich for 3,500 new dwellings and associated infrastructure. Design guidance for the masterplanning of this major urban extension is set out in the Ipswich Garden Suburb (IGS) SPD, adopted in March 2017. . The first two phases benefit from outline planning permission (References 14/00638/OUT and 16/00608/OUT). The Council has a dedicated Major Projects team working on bringing forward development at the Ipswich Garden Suburb (IGS). The team is working closely with the developers of the garden suburb to progress the development. However, the IGS project has been affected by Covid-19. In the short term, Covid-19 has impacted anticipated delivery timescales, although all parties remain fully committed the scheme and are actively progressing discharges of condition and reserved matter approvals.
- CS11 – Gypsy and Traveller Accommodation – Policy CS11 seeks to meet the needs of Gypsies and Travellers for accommodation in Ipswich and defines a set of criteria against which application for the provision of permanent pitches will be assessed. The policy has not been used in decision making during 2020/2021, as no applications were received for Gypsy and Traveller accommodation during this monitoring period. The Council is working collaboratively with the other ISPA local authorities. A joint [Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment](#) (ANA) was undertaken in May 2017, which was updated with new evidence in October 2020. The newly adopted 2021 Ipswich Local Plan allocates land at West Meadows to meet the permanent accommodation needs of Gypsies and Travellers over the plan period. The Plan also supports the delivery of small sites to meet permanent accommodation needs. Any application would be assessed against the criteria set out in Policy CS11 of the 2022 Ipswich Local Plan. With regard to transit pitches, the

SoCG between the ISPA authorities confirms that work is proceeding to identify and deliver appropriate sites.

- CS16 – Green Infrastructure, Sport and Recreation – This policy safeguards, protects and enhances biodiversity and the environment by working in partnership with others to ensure that the borough's parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community. The policy commits the Council to enhancing and extending the ecological network and green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of local flood risk.
- CS18 – Strategic Flood Defence – The Council continues to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich. This policy links closely with policy CS17, as the flood defences are a key piece of strategic infrastructure needed to enable the continued growth and regeneration of the town. The tidal barrier was completed in February 2019.
- CS20 – The Council continues to work with the Highway Authority, Suffolk County Council, on delivering modal shift – getting people to use alternatives to the car for shorter journeys and reducing congestion. The Travel Ipswich Scheme has now come to an end.

3.14 The table below shows the frequency with which the development management policies have been used.

**Table 4: Development Management Policy Usage**

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	47	DM12	191	DM23	9
DM2	8	DM13	28	DM24	Deleted
DM3	44	DM14	3	DM25	19
DM4	53	DM15	1 (Deleted)	DM26	121
DM5	330	DM16	Deleted	DM27	5
DM6	0	DM17	92	DM28	1
DM7	0 (Deleted)	DM18	90	DM29	3
DM8	145	DM19	1 (Deleted)	DM30	35
DM9	3	DM20	12	DM31	61
DM10	142	DM21	5	DM32	8
DM11	0 (Deleted)	DM22	4	DM33	9
				DM34	4
				<b>Total</b>	<b>2,0881,474</b>

3.15 All development management policies except DM6 were used during 2020/21. The usage of development management policies is a helpful indicator to use in reviewing policy.

## **CHAPTER 4:**

### **PERFORMANCE AGAINST OUR PLAN OBJECTIVES**

4.1 This chapter summarises the progress against the 12 objectives set out in chapter 11 of the 2017 Local Plan.

The objectives are listed below along with the supporting target(s):

- Objective 1. High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- a. TARGET: At least 75% of new dwellings gaining planning permission in any year to achieve Levels as set out in Policy DM1.
- Objective 2. Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.
- b. TARGET: To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.
- Objective 3. At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.
- c. TARGET: To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031.
- Objective 4. The development of the Borough should be focused primarily within the central Ipswich "IP-One" area, Ipswich Garden Suburb and within and adjacent to identified district centres (these areas are identified on the Key Diagram).
- d. TARGET: Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.
- Objective 5. Opportunities shall be provided to improve strategic facilities in Ipswich by:
- Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces;
  - Extending the strategic greenspace, ecological network and canopy cover; and
  - Continuing to support the development of the University of Suffolk and Suffolk New College.
- e. TARGET: To improve the retail rank of Ipswich by 2031 and complete the 'green rim'.

Objective 6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes. Specifically:

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

f. TARGET: To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031.

Objective 7. Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

g. TARGET: Implementation of the tidal surge barrier by the end of 2017.

Objective 8. To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape of Ipswich, including historic buildings, archaeology and townscape.

h. TARGETS:

- Net change in extent of protected habitat.
- Number of buildings on Suffolk Buildings at Risk register.
- Number of buildings and conservation areas on the Historic England Heritage at Risk register.

Objective 9. To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.

i. TARGET: To be developed but will meet the requirements for new provision set out within the indicators.

Objective 10. To tackle deprivation and inequalities across the town.

j. TARGET: To improve Ipswich's rank in the indices of multiple deprivation by 2031.

Objective 11. To improve air quality and create a safer, greener more cohesive town.

k. TARGETS: To tie in with Police targets relating to reducing crime levels by 2031

To achieve a 75 percent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031\*\*.

\*\*At the beginning of the plan period (2011), Ipswich recorded 27 air quality exceedances after bias adjustment.

Objective 12. To work with other local authorities in the Ipswich Policy Area (now the Ipswich Strategic Planning Area) and with community partners to ensure a co-ordinated approach to planning and development.

I. TARGET: To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.

**Table 5 Progress against the Targets in the 2017 Core Strategy**

2011 Core Strategy Objectives/Targets	On track?	Progress in 2018-2019	Commentary
High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.		Policy DM1 was used 47 times in planning application Decision Notices. More recently, applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the new Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.		During 2019 carbon emissions from industry and commercial, domestic and transport sectors in Ipswich all reduced. CO2 emissions per capita also reduced in Ipswich to a low of 2.8 CO2(t). This is the latest available data on carbon emissions.	The level of carbon emissions from key sectors and per capita continues a downward trend reported since 2005. Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQA. The Council has produced a Low Emissions Supplementary Planning Document (SPD) to support meeting this target. Between the 18th November 2020 and 13th January 2021 the Council undertook a public consultation on the Draft Low Emissions SPD. The SPD was adopted on the 17th November 2021, outside of this monitoring period and will be reported on in the 2021/2022 Authority Monitoring Report.
At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031 <sup>2</sup> .		321 homes were built in the reporting period, 47 of which were affordable.  Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%. (These figures are based on the latest forecasts dated 26.09.2018).	Housing completions for the 2020-21 monitoring period are down on the previous year by 100 dwellings and below the 2017 Local Plan requirement of 489 dwellings p.a. Against the newly adopted 2022 Local Plan, completions of 321 dwellings were above the stepped requirement for 300 dwellings. The pandemic created great uncertainty for the construction sector, and work on sites across the country stalled due to staff absences and supply chain problems. In September 2020 Ipswich Borough Council prepared a paper on the impact of Covid19 at the Local Authority Level. Officers spoke to representatives from the local building industry, developers and agents to understand the impact the pandemic was having on the local building industry. The findings of the report are available to view here.  Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum. This is the latest forecast from September 2018.
The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).		Of the 321 new homes completed in the 2020-21 monitoring period 89% were constructed on previously developed land; 32% were completed within the IP-One area; and 68% (219 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.	The Council is meeting its targets in terms of the percentage of new homes delivered on previously developed land and the percentage of homes built within 800 metres of a District Centre and the Central Shopping Area. The Council has not met its target for the percentage of homes delivered within the IP-One area. The spatial strategy for the 2022 Local Plan continues to focus development on central Ipswich and the Council has strengthening the status afforded to the IP-One Area Action Plan. It is hoped that this, alongside other measures being taken forward by the Council, will help in meeting the target for the percentage of houses delivered in the IP-One Area.
Opportunities shall be provided to improve strategic facilities in Ipswich by:  Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;  Extending the strategic greenspace, ecological network and canopy cover; and  Continuing to support the development of the University of Suffolk and Suffolk New College.		The Council would normally carry out survey work to determine occupancy rates and mix of uses within the Town Centre at the end of the monitoring period, however the Council was unable to carry out any onsite monitoring work during March 2020 due to the Coronavirus pandemic. As an alternative the Council has been able to attain footfall data for the Town Centre for the 2019/20 monitoring period. The available evidence suggests that in 2019/20 Ipswich Town Centre was performing reasonably well in relation to the wider market.  Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application. In February 2018 the Council was allocated nearly £10 million in government funding to support the delivery of the country park.	The Council only began recording footfall data in 2018 so it is difficult to identify reliable data trends however, the Council will be able to start comparing the data in the next AMR monitoring period. A report published in the Ipswich Star on the 20th August 2020 notes that a number of town centre businesses have been forced to close in recent weeks due to effects of the COVID-19 pandemic. The list of businesses includes national chains Pizza Express and DW Fitness First, alongside well-established local firms such as Casbalanca restaurant and Barnard Brothers pet shop.  The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.
To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity; an (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.		The 2020 Travel to Work Survey results showed that, of the baseline employers (those who have taken part in the survey since it was first run in 2005), on average 51.3% of employees travelled to work by car (either as a single occupant or car share). 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic.	Although the 2020 Travel to Work results show that driving remains the most frequently used mode of travel, more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic. The County Council's Local Transport Plan and the emerging Ipswich Borough Local Plan include consideration of sustainable travel. Three sites in Ipswich have achieved a nationally recognised Modeshift STARS Accreditation for their Travel Plan implementation

2011 Core Strategy Objectives/Targets	On track?	Progress in 2018-2019	Commentary
Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.		The tidal surge barrier was completed in February 2019.	The tidal surge barrier was completed in February 2019.
To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.		<p>The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. In 2019 the Council achieved 15.5% tree canopy cover,</p> <p>In 2020/21 5 buildings were considered to be at risk, 1-5 College Street, 4 College Street, St Michael's Church, County Hall, and the Tolly Brewery.</p> <p>There is 1 building on the Historic England, Heritage at Risk Register 2019, the Unitarian Chapel, Friars Street.</p>	<p>Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is to place trees and woods at the centre of national decision making.</p> <p>There has been no net increase in the number of buildings considered to be at risk in the monitoring period and dedicated work is being undertaken with the owners of each building. No. 4 College Street is IBC owned and a comprehensive conservation and renewal plan is being prepared.</p> <p>Formal urgent works engagement has been undertaken with the owners of County Hall and Cliff Brewery.</p>
To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.		Due to the Coronavirus pandemic the Government has announced that it will not publish any school or college level data for 2020.	In 2019 primary and secondary schools in Ipswich, pupil to teacher ratios slightly exceed the national average, this is the latest available data.
To tackle deprivation and inequalities across the town.		Ipswich currently ranks ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities). The 2019 ranking is the latest available data. Comparatively, Suffolk is the 53rd least deprived upper tier authority out of 151. The Indices of Deprivation 2019 Summary, published by Suffolk County Council, indicates that Ipswich is the most relatively deprived Authority within Suffolk.	<p>This means that Ipswich became relatively more deprived in 2019 compared to 2015 and 2010. The 2019 Indices of Multiple Deprivation Data are the latest available statistics.</p> <p>A report published by the Child Poverty Action Group and the Church of England in September 2020, titled Poverty in the Pandemic: The Impact of Coronavirus on Low-income Families and Children, suggests that around 8 in 10 respondents reported a significant deterioration in their living standards due to a combination of falling income and rising expenditure. Therefore, it may be that in some cases, families in Ipswich are more negatively affected by the COVID-19 pandemic than those in neighbouring authorities.</p>
To improve air quality and create a safer, greener, more cohesive town.		<p>The recorded crime figures for 2020/21 were:  Violence with Injury – 1934  Sexual offences – 954  Burglary – 886 (domestic burglary data no longer recorded)  Robbery – 150</p> <p>The national air quality objective for mean annual NO2 concentrations was exceeded at 14 of Ipswich Borough Council's 76 monitoring locations; 2 of which fall outside of the current AQMA boundaries.</p>	The Council is continuing to working with local police and community partners to ensure that appropriate opportunities to design out crime have been taken prior to the commencement of any project and as part of the on-going management of any open spaces, sport or recreational facilities.
To work with other local authorities in the Ipswich Strategic Planning Area and with community partners to ensure a co-ordinated approach to planning and development.		Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the production of documents such as the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) and Local Transport Modelling.	<p>Ipswich continues to work with its partners. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans (see Version 7 Match 2021), the production and updating of evidence and changes in national policy and guidance.</p> <p>The Ipswich Statement of Compliance with the Duty to Co-operate (June 2020) demonstrates how Ipswich Borough Council has working proactively with external organisations including neighbouring authorities and public bodies. The Statement of Compliance with the Duty to Cooperate is available to view here.</p>



## CHAPTER 5:

### DUTY TO CO-OPERATE

5.1 The National Planning Policy Framework (NPPF) published in July 2021, provides guidance on planning strategically across local boundaries (paragraphs 24-27). In particular, paragraph 24 of the NPPF is of particular importance, advising that local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The strategic priorities of relevance for Ipswich and the production of the two DPDs, as identified through the Duty to Co-operate Statement 2015, were:

- housing development to meet the objectively assessed housing need;
- provision for Gypsies and Travellers;
- facilitating the jobs needed;
- transport infrastructure;
- addressing flood risk;
- protection of heritage assets;
- addressing cumulative impacts on the Special Protection Area;
- green infrastructure provision including identification of green rim; and
- site allocations in peripheral parts of the Borough

5.2 The Duty to Co-operate Statement was published alongside the Regulation 19 consultation for the now adopted Local Plan. The Duty to Co-operate statement was updated in December 2015 to accompany submission of the adopted Local Plan to the Government for Examination in 2016. The 2015 Duty to Co-operate Statement can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.3 The Council continues to engage with neighbouring authorities and Suffolk County Council on strategic planning matters on a regular basis and through the Ipswich Strategic Planning Area (ISPA) Board and through working on a number of joint projects such as the Habitats Regulation Assessment Recreational disturbance Avoidance and Mitigation Strategy and updating the evidence base for the joint/aligned Local Plans. The ISPA Board action notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.4 A Memorandum of Understanding relating to planning for housing and employment development within the Ipswich Housing Market Area and Ipswich Functional Economic Area was signed in June 2016. The Memorandum of Understanding can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.5 More recently, the Council has been working with ISPA partners on a Statement of Common Ground relating to strategic, cross-boundary matters, to support the authorities' Local Plan reviews. It is intended that the Statement of Common Ground will be signed prior to the submission of each Local Plan for Examination, under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The latest version was signed in advance of the submission of the Babergh and Mid Suffolk Local Plan for Examination in March 2021. The Statement of Common Ground can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.6 Aside from the ISPA Board, other outcomes related to the Duty to Co-operate for the period April 2020 – March 2021 include:



- Working with Natural England, Babergh, Mid Suffolk, Suffolk Coastal and Waveney District Councils (now East Suffolk) on the production of a Habitats Regulations Assessment Recreational disturbance Avoidance and Mitigation Strategy (Suffolk Coast RAMS).
- Local Transport Modelling (ongoing) (undertaken with Babergh, Mid Suffolk and Suffolk Coastal (now part of East Suffolk) District Councils and Suffolk County Council);
- Working with the Environment Agency and Suffolk County Council on the production of the Draft Development and Flood Risk Supplementary Planning Document (SPD).
- Ipswich Borough Council and East Suffolk Council have commenced work on the development of a green trail walking and cycling route around the edge of Ipswich which will contribute positively to the enhancement of strategic green infrastructure to deliver benefits for both people and biodiversity.

**Joint working outcomes from the previous monitoring period (2019-20) included:**

- Provision of a Cross Boundary Water Cycle Study, January 2019 (undertaken with Suffolk Coastal (now part of East Suffolk Council); and
- Air Quality Screening (undertaken with Suffolk Coastal (now part of East Suffolk), Babergh and Mid Suffolk District Councils and Suffolk County Council). The Councils are developing a proportionate approach to the transport mitigation of development on the edge of Ipswich and its likely impact on Ipswich using information from the transport and air quality modelling.

## CHAPTER 6:

### SUSTAINABILITY APPRAISAL

- 6.1 The Environmental Assessment of Plans and Programmes Regulations 2004 requires that:
- 17(1) 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'*
- (2) 'the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise that for the express purpose of complying with paragraph (1)'*
- 6.2 The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.
- 6.3 A Sustainability Appraisal (SA), (incorporating the requirements for Strategic Environmental Assessment), was carried out of the Core Strategy and Policies DPD. A monitoring framework was produced as part of the SA process and this is shown in Appendix 13. The Table below shows where SA objective progress can be found in this report. The SA framework used is very similar to that used for the 2017 Ipswich Local Plan.
- 6.4 Ipswich Borough Council and East Suffolk (formerly Suffolk Coastal) jointly produced a Sustainability Appraisal Scoping Report which set out the proposed approach to undertaking the SA of the emerging Local Plan. This was included in the 2017 Issues and Options consultation. The SA work has since been progressed by the Council's consultants.

**Table 6: Sustainability Appraisal Objectives**

<b>Sustainability Appraisal Objective</b>	<b>Local Plan Objective</b>
ET1. To improve water and air quality	2,6
ET2. To conserve soil resources and quality	3
ET3. To reduce waste	1
ET4. To reduce the effects of traffic on the environment	6
ET5. To improve access to key services for all sectors of the population	4
ET6. To reduce contributions to climate change	1
ET7. To reduce vulnerability to climatic events and increasing sea levels	7
ET8. To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	8
ET9. To conserve and, where appropriate, enhance areas of historical importance	8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	8
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	8
HW1. To improve the health of those in most need	3,6
HW2. To improve the quality of life where people live and encourage community participation	5
ER1. To reduce poverty and social exclusion	10
ER2. To offer everybody the opportunity for rewarding and satisfying employment	10
ER3. To help meet the housing requirements for the whole community	3
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	3
ER5. To revitalise town centre	3
ER6. To encourage efficient patterns of movement in support of economic growth	6
ER7. To encourage and accommodate both indigenous and inward investment	3
CL1. To maintain and improve access to education and skills in the population overall	10
CD1. To minimise potential opportunities for and anti-social activity	11

## CHAPTER 7:

### CONCLUSIONS

- 7.1 The monitoring period between 1st April 2020 - 31st March 2021 saw significant progress in the preparation of planning policy documents for Ipswich Borough. It is important to keep the planning policy framework for the Borough up to date, to ensure the delivery of appropriate development across the Borough.
- During 2020/21 the Council continued to progress work on the Local Plan Review 2018-2036.
  - On the 10 June 2020 Ipswich Borough Council submitted the Ipswich Local Plan Review 2018-2036 to the Secretary of State for Examination. The Examination Hearing sessions commenced on the 23 November 2020 and closed on the 16 December 2020.
  - The Inspectors held an Examination Hearing between 24 November and 16 December 2020, to explore the main issues and questions relating to the legal compliance and 'soundness' of the Ipswich Borough Council Local Plan Review 2018-2036.
  - On the 10<sup>th</sup> March 2021 the Inspectors wrote to the Council setting out the next steps of Examination, for the Council to publish the proposed Main Modifications. This will be further reported on in the 2021/2022 AMR.
  - Between the 31<sup>st</sup> July and 25<sup>th</sup> September 2020 the Council undertook a public consultation on the Draft Reptile Strategy Supplementary Planning Document (SPD).
  - Between the 6<sup>th</sup> October and 8<sup>th</sup> December 2020 the Council undertook a public consultation on the Draft Local List (Building of Townscape Interest) Supplementary Planning Document (SPD).
  - Between the 18<sup>th</sup> November 2020 and 13<sup>th</sup> January 2021 the Council undertook a public consultation on the Draft Low Emissions Supplementary Planning Document (SPD)
  - In December 2020 the Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.
- 7.2 The monitoring period also saw important shared work with adjoining authorities on preparing the evidence base for local plan reviews. The Borough worked with neighbouring planning authorities in partnership to progress the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). Ipswich Borough Council and East Suffolk Council have commenced work on the development of a green trail walking and cycling route around the edge of Ipswich. The Council has also worked with the Environment Agency and Suffolk County Council on the production of the Draft Development and Flood Risk Supplementary Planning Document (SPD).
- 7.3 The implementation of planning policies has been monitored against the Core Strategy and Policies Development Plan Document Review (DPD) (February 2017) in this report. This shows that planning policies in the DPD have been used effectively in planning decisions during the monitoring period.
- 7.4 Housing completions in Ipswich held up well during 2020-2021. The completion of 321 new dwellings, 47 of which were affordable housing completions (14.6%), represented delivery below the 2017 Local Plan requirement of 489dpa but above the new stepped requirement of 300 d.p.a. However, no student accommodation or assisted living units were built during

this period. Of the 321 dwellings, 89% were built on previously developed land and 32% were within the central IP-One area.

- 7.5 The housing land supply in Ipswich Borough stood at 5.42 years at 1<sup>st</sup> April 2021.
- 7.6 The Council continues to undertake its duty to co-operate with Babergh District, Mid Suffolk District and East Suffolk Councils (formerly Suffolk Coastal) and Suffolk County Council, particularly through the Ipswich Strategic Planning Area Board (ISPA). The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through the Local Plan preparation and revision process.
- 7.7 In response to the information presented in this AMR, Ipswich Borough Council plans to:
- Seek ways in which to improve the monitoring of the implementation of the Local Plan;
  - Use the AMR to inform the development of the emerging Ipswich Local Plan Review, for example in reviewing how the plan can address deprivation and changes in the retail health of the town centre; and
  - Update timetables for the preparation of supplementary planning documents on the Council's website to ensure that the public has up to date information about the preparation of planning documents.

## APPENDICES

### **Commentary and Data for each of the Objectives in the Adopted Core Strategy:**

Appendix 1: Objective 1 – High Standards of Design

Appendix 2: Objective 2 – Carbon Emissions

Appendix 3: Objective 3 – Housing Completions and Employment Provision

Appendix 4: Objective 4 – IP–One Development

Appendix 5: Objective 5 – Strategic Facilities

Appendix 6: Objective 6 – Accessibility

Appendix 7: Objective 7 – Flood Protection

Appendix 8: Objective 8 – Protection of Open Spaces

Appendix 9: Objective 9 – Community Infrastructure

Appendix 10: Objective 10 – Deprivation

Appendix 11: Objective 11 – A Safe and Cohesive Town

Appendix 12: Objective 12 – Ipswich Policy Area

Appendix 13: Monitoring Against the Sustainability Appraisal

## Appendix 1 – Objective 1: High Standards of Design

### Objective:

High standards of design will be required in new development, this is supported by the NPPF. Development must also be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.

### Target:

At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.

### Commentary:

Policy DM1 'Sustainable Design and Construction' sets out the environmental requirements for all new residential and non-residential buildings.

The policy requires new build residential development to meet water efficiency standards of 110 litres per person per day and achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L).

The environmental standard for non-residential development is BREEAM and from 2010 until the end of 2012, a 'Very Good' standard was required. From 2013, this increased to an 'Excellent' standard for development over 500 sqm. Most non-residential developments has been certified as BREEAM 'Very Good' rather than BREEAM 'Excellent'. Through the adoption of the 2017 Local Plan Review the BREEAM 'Very Good' Standard or equivalent is encouraged rather than required in accordance with the Government advice. This change was included within the Local Plan Inspector's Main Modifications because of viability considerations.

### Indicators:

#### **Indicator 1.1 - Overall / general satisfaction with the local area.**

Overall / general satisfaction with local area  
Not currently monitored

### **Table 7: Completed Dwellings or Non-Residential Floor Space (CfSH or BREEAM)**

#### **Indicator 1.2 - Proportion of completed dwellings or non-residential floor space achieving CfSH or BREEAM targets (in relation to Policy DM1).**

This information is no longer routinely recorded by the Council for the reasons explained above.

#### **Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Building for Life 12.**

Not currently monitored, since Ipswich Borough Council does not have any Building for Life assessors.

## Appendix 2 – Objective 2:

### Carbon Emissions

#### Objective:

Every development should contribute to the aim of reducing Ipswich town's carbon emissions below 2004 levels.

#### Target:

To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (CRed) by 2025.

#### Commentary:

In the same way that one of the aims of the Council's Corporate Plan is to make Ipswich a greener place to live, the fundamental principle of 2021 National Planning Policy Framework (NPPF) is to achieve Sustainable Development. Central to attaining sustainability, is the reduction of emissions of carbon dioxide (CO<sub>2</sub>) and this lies at the heart of the vision and objectives set out in the Ipswich Local Plan.

Because sustainability is a thread that runs through so many of our policies, monitoring each policy implementation individually would be overly complicated. Central Government monitors the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs behind the monitoring period for this AMR (2020-2021) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2019.

During the period 2005 - 2019 Ipswich CO<sub>2</sub> emissions reduced by 50.8% to 2.8 tonnes per capita. The Centre for Cities Report 2019 listed Ipswich as having the lowest emissions per capita (based on CO<sub>2</sub>) of sixty-three UK cities<sup>3</sup>.

Planning policy has a number of current and future initiatives to contribute to the reduction of CO<sub>2</sub> emissions in Ipswich, which include requiring electric charging points in major new developments and the production of a Cycling Strategy SPD in 2016 and Low Emissions SPD which went out for consultation between 18<sup>th</sup> November and 13<sup>th</sup> January 2021. The Low Emissions SPD provides guidance to applicants as to how the Council expects air quality to be addressed through planning applications for sites within Ipswich Borough and will ensure that the approach to car parking provision within developments in central Ipswich supports sustainable travel choices, to help manage congestion and associated emissions. The Low Emission SPD was adopted on the 17 November 2021 and will be further reported on in the 2021/22 AMR.

The level of reduction of CO<sub>2</sub> emissions recorded up to 2017, if projected forward to 2025, indicates that the Local Plan target for CO<sub>2</sub> emissions will be met.

Whilst the overall trend for centrally monitored CO<sub>2</sub> levels shows a reduction, air quality in central areas of Ipswich, and indeed in other towns and cities in the UK and beyond remains an issue. The Government's revised Air Quality Strategy for England, Scotland, Wales and Northern Ireland was a direct response to the requirements of the Environment Act 1995 and it set health based standards and objectives covering seven pollutants:

- Benzene;

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<sup>3</sup> <https://www.centreforcities.org/city/ipswich/> - CO<sub>2</sub> Emissions per Capita (tons) 2017



- 1,3-Butadiene;
- Carbon Monoxide;
- Lead;
- Nitrogen Dioxide (NO<sub>2</sub>);
- Particulate Matter (PM<sub>10</sub>); and
- Sulphur Dioxide.

The Act requires all local authorities to periodically review and assess air quality in order to determine whether the Air Quality Objectives will be met.

Five Air Quality Management Areas (AQMAs) have been designated in Ipswich due to annual average concentrations of nitrogen dioxide (NO<sub>2</sub>) exceeding national objective levels. The exceedances have been attributed to exhaust emissions of nitrogen oxides (NO<sub>x</sub>) from road vehicles in locations routinely experiencing traffic congestion. However, in 2020, monitoring data collected between 2014-2019 was used to undertake a Detailed Air Quality Assessment. As a result, in August 2021, the Council revoked AQMA No. 4 (Bramford Road/Yarmouth Road/Chevallier Street junction area), reduced the western extent of AQMA No. 1 (Norwich Road, Chevallier Street and Valley Road) and extended AQMA No. 3 (Star Lane/College Street) eastwards. Ipswich Borough Council monitors the air quality in Ipswich using automatic monitors and numerous diffusion tubes across the town.

**Table 8: CO<sub>2</sub> Emission Estimates and Population Figures (latest available data)<sup>4</sup>**

**Indicators:**

<b>Indicator 2.1 - CO<sub>2</sub> emission estimates and population figures 2005-2019 (Emissions per capita (t) CO<sub>2</sub>, and population based on mid year estimates)</b>						
	Ipswich CO <sub>2</sub> (t)	Ipswich Population	Suffolk CO <sub>2</sub> (t)	Suffolk Population	National CO <sub>2</sub> (t)	National Population
2005	5.7	124,000	8.5	697800	8.9	60,413,300
2006	5.6	124,800	8.4	703000	8.8	60,827,100
2007	5.4	125,500	8.1	709100	8.6	61,319,100
2008	5.2	127,400	7.8	714300	8.3	61,823,800
2009	4.6	129,300	7.5	718200	7.4	62,260,500
2010	4.7	131,700	8.0	724000	7.6	62,759,500
2011	4.1	133,700	7.1	730100	6.9	63,285,100
2012	4.3	135,100	7.4	732800	7.2	63,705,000
2013	4.2	135,600	7.2	735800	7.0	64,105,700
2014	3.6	136,000	6.7	742500	6.4	64,596,800
2015	3.4	137,700	6.4	747700	6.1	65,110,000
2016	3.1	138,500	5.9	751200	5.7	65,648,100
2017	3.0	138,500	5.7	757000	5.5	66,040,200
2018	3.0	137,500	5.9	758600	5.4	66,435,600
2019	2.8	136,900	5.5	761,400	5.2	66, 796,800
<b>% change since 2005:</b>	<b>-50.8%</b>	<b>+9.7%</b>	<b>-35.3%</b>	<b>+9.1%</b>	<b>-41.6%</b>	<b>+10.6%</b>

<sup>4</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019>

**Table 9: Ipswich Carbon Emissions (2005-2019) (latest available data)<sup>5</sup>**

<i>Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2019</i>			
Year	Industry and Commercial	Domestic	Transport
2005	265.2	279.2	121.4
2006	253.6	279.9	120.8
2007	239.8	273.2	121.7
2008	229.8	270.1	118.5
2009	203.5	244.2	114.4
2010	212.8	262.1	114.0
2011	179.1	230.1	110.5
2012	187.0	248.2	107.3
2013	181.8	238.6	105.7
2014	152.1	201.3	107.2
2015	136.7	196.3	110.9
2016	112.5	183.5	113.0
2017	112.7	172.4	115.7
2018	107.1	170.5	111.1
2019	90.1	164.0	107.2
<b>% change since 2005:</b>	<b>-66%</b>	<b>-41.3%</b>	<b>11.7%</b>

<sup>5</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019>

## Appendix 3 – Objective 3:

### Housing Completions and Employment Provision

#### Objective:

At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs being provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.

#### Target:

To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031

#### Commentary:

Under the previous Ipswich Local Plan 2011-2031 adopted in February 2017, the Council approved a requirement of 489 dwellings per annum and 12,500 jobs. For delivery and monitoring purposes the target is backdated to 2011.

Housing completions for the 2020-21 monitoring period are down on the previous period, with 321 new homes completed. This reflects the national picture for the year to the end of March 2021 which saw net new homes fall by 11% according to data published by the Department for Levelling Up, Housing and Communities. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich, 89% were constructed on previously developed land and 32% were within the IP-One area. The level of affordable homes provided amounted to 14.6% which is below the 15% target established within the Core Strategy 2011-2031. The level of windfall development on sites not previously identified by the Council was 72 dwellings, of which 64 resulted from permitted development applications.

Whilst housing completions 2020-21 were below the requirement set out through the 2017 Local Plan, work on a new Local Plan was already well advanced at April 2021. The new Local Plan was adopted in March 2022 with a baseline of 2018. Under the stepped housing requirement of the 2022 Local Plan for 300 dwellings, 321 completions 2020-21 represents a slight surplus.

**Table 10: Net Housing Completions and Affordable Housing**

#### Indicators:

<b>Indicators 3.1, 3.3 &amp; 3.4 - Net housing completions, affordable housing, and those within IP-One</b>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
			%		%		%
2001 - 2002	347	267	77	31	9	45	13
2002 - 2003	468	402	86	157	34	10	2
2003 - 2004	566	469	83	107	19	172	30
2004 - 2005	717	677	94	102	14	428	60
2005 - 2006	782	759	97	156	20	308	39
2006 - 2007	985	972	99	163	17	321	33
2007 - 2008	1,413	1,413	100	329	23	779	55

2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	202	71	152	54	51	18
2012 - 2013	100	63	63	7	7	13	13
2013 - 2014	228	190	83.3	44	19.3	117	51.3
2014 - 2015	470	418	88.9	202	43.0	318	67.7
2015 - 2016	496	355	71.6	133	26.8	237	47.8
2016 - 2017	256	211	82.4	4	1.6	109	42.6
2017 - 2018	141	133	94.3	20	14.2	71	50.5
2018 - 2019	223	171	76.7	9	4.0	77	35
2019 - 2020	421	356	84.6	35	8.3	229	54.4
2020 - 2021	321	286	89.1	47	14.6	102	31.8
including Assisted Living units							

**Table 11: Net Housing Totals Since 2001**

<b>Fig 3a – Net housing totals since 2001 (including assisted living units)</b>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Apr 2018 – Mar 2020	644	527	82%	44	7%	306	48%
Apr 2020 – Mar 2021	321	286	89.1%	47	14.6%	102	31.8 %
<b>Total Apr 2018 – Mar 2021</b>	<b>965</b>	<b>813</b>	<b>84%</b>	<b>91</b>	<b>9%</b>	<b>408</b>	<b>42%</b>
Apr 2011 – Mar 2018	1,974	1,589	80%	562	28%	916	46%
Apr 2001 – Mar 2011	6,903	6,523	94%	1,451	21%	2,905	42%
<b>Total Apr 2001 – Mar 2021</b>	<b>9,842</b>	<b>8,908</b>	<b>91%</b>	<b>2,104</b>	<b>21%</b>	<b>4,229</b>	<b>43%</b>

**Table 12: Housing Target Evolution**

<b>Fig 3b – Housing target evolution</b>				
Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988-2006	4,490	<b>250</b>
Ipswich Local Plan	1997	1988-2006	4,490	<b>250</b>
Suffolk Structure Plan	2001	1996-2016 (mid year based)	8,000	<b>400</b>
First Deposit Draft Ipswich Local Plan (not adopted)	2001	1996-2016 (mid year based)	8,000	<b>400</b>
Regional Spatial Strategy	2008	2001-2021 (financial year based)	15,400	<b>770</b>

Ipswich Local Plan (formerly LDF) Core Strategy	2011	2001-2030 (financial year based)	18,900	<b>700</b>
Ipswich Local Plan 2011-2031	2017	2011-2031	9,777	<b>489</b>
Ipswich Local Plan 2018-2036	2022	2018-2036	8280	<b>Average 460 dpa stepped to 300dpa x 6 and 540dpa x 12</b>

**Table 13: 5 Year Housing Land Requirement at 1<sup>st</sup> April 2021**

<b>Fig 3c – 5 year housing land requirement</b>	
Housing requirements	No. of units
Local Plan Housing Requirement at based on stepped trajectory 3 years x 300 dwellings per annum (900) + 2 years x 540 dpa x 2 yrs (1080)x 20% buffer	2,376
Residual surplus from 1 <sup>st</sup> April 2018 to 31 <sup>st</sup> March 2021 (900 dwellings required minus 965 dwellings completed	-65
<b>Ipswich five year housing requirement</b>	<b>2,311</b>

**Table 14: Ipswich Housing Land Supply 2021 - 2026**

<b>Fig 3d. Ipswich Housing Land Supply 2021 – 2026</b>	
Type of site	No. of Units
Extant Planning Permissions on Allocated Sites (including 574 at IGS)	761
Extant Planning Permissions on Unallocated Large Sites	604
Extant Planning Permissions on Unallocated Small Sites	245
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the strategic housing land availability assessment (SHLAA))	570
Ipswich Garden Suburb (broad location identified in Local Plan)	161
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	150
<b>Ipswich Housing Supply Total</b>	<b>2,491</b>

**Table 15: Ipswich Housing Land Supply Calculation at 1<sup>st</sup> April 2021**

<b>Figure 3e: Ipswich Housing Land Supply Calculation – April 2021</b>		
Requirement April 2018 – March 2021 (A) (based on stepped trajectory - 3 x 300 dwellings per year)	489 x 15	900
Completions April 2018 – March 2021 (B) <sup>[1]</sup>		965
Shortfall/Surplus April 2018 – March 2021 (to be added to 5 year supply) (C)	900 – 965	-65
Local Plan requirement April 2021 – March 2026 (based on stepped trajectory - 3 years at 300dpa (900) plus 2 years at 540dpa (1,080) (D)	(900 + 1,080)	1,980
Five year requirement (E) (requirement April 2021– March 2026 (D) plus shortfall for next 5 years (C)	1,980 - 65	1,915
Add 20% buffer <sup>[3]</sup> (F) (five year requirement (E) x 1.2)	1,915 x 1.2	2,298
Annual requirement April 2021 – March 2026 (G) (five year requirement (F) / 5 years)	2,298 / 5	459.6
Identified supply April 2021 – March 2026 (H)	see housing trajectory (Table 18)	2,491
<b>Housing supply in years (I)</b> (Identified supply (H) / Annual requirement April 2021 – March 2026 (G))	2,491 / 459.6	<b>5.42</b>

**Table 16: Net Annual Housing and Employment Land Completions**

<b>Indicator 5 - Net annual housing and employment land completions</b>	
	Land amount in hectares
Housing completions	6.00
Employment completions - survey not conducted 2020-21 due to Covid restrictions	Data unavailable
<b>Total</b>	<b>6.00</b>

\* Floorspace completed

<sup>[1]</sup> Completions include assisted living units as per the guidance in national Planning Practice Guidance which states 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.' (Reference ID: 3-037-20150320). In accordance with The Planning Practice Guidance (Paragraph 68-035-20190722) Care Homes are included in the housing land supply based on the amount of accommodation released in the housing market. The Council has applied a ratio of 1 dwelling for every 1.8 care home bedrooms.

<sup>[3]</sup> The buffer is added to the requirement without the shortfall to avoid a 'double counting' the undersupply.

**Table 17: Target (To Deliver)**

<b>Target – To deliver a) 8,280 homes by 2036 and b) 9,500 jobs by 2036 (2022 Local Plan)</b>	
	% complete
a) Homes 8,280 dwellings by 2036	11.7%
b) Employment 9,500 jobs by 2036 Data to be reported in next AMR	-

<b>Target – To deliver a) 9,777 homes by 2031 and b) 12,500 jobs by 2031 (2017 Local Plan)</b>	
	% complete
a) Homes 9777 dwellings by 2031	26.8%
b) Employment 12,500 jobs by 2031 (latest jobs data for 2017)	40%

N.B. These targets have been superseded by the new requirements identified through the 2022 Local Plan.

\* Note: To quantify the number of jobs created annually, the Council is currently using the East of England Forecasting Model.

In 2018, the Government introduced the Housing Delivery Test. This is an annual measurement of housing delivery in the area of relevant plan-making authorities. In February 2019, the government published the first Housing Delivery Test results. The second set of result were published in January 2021. In response to under delivery in Ipswich, the Council has published a Housing Delivery Action Plan which explores the key reasons for under delivery and identifies mechanisms to improve delivery. The Housing Delivery Action Plan 2021 is available via the Council's website.

## **Self-build and Custom Housebuilding**

### **Demand**

The Right to Build legislation requires councils to ensure that they have met the demand for Self-build and Custom Build plots in their area and this requires robust and ongoing monitoring of the plot delivery.

The Ipswich Self-Build and Custom Build Register has been running since May 2015. Demand is measured in 'base periods' that run from the start of the register until 30th October 2016 and then annually from 31st October until 30th October the following year.

The number of people on the register for the first base period in Ipswich is 22. The number of people on the register during the second base period is 30. The number of people on the register during the third base period is 18. The number of people on the register during the fourth base period is 13. The number of people on the register during the fifth base period is 14. The number of people on the register for the sixth base period is 33.

Demand for self-build and custom build plots spiked during the 2020/2021 base period. This could be a consequence of the Coronavirus pandemic which has affected housing demand across the country. During the last year demand for larger homes with home offices and private outdoor space has increased as people spend more time at home and some are afforded greater job flexibility.

To date, the Borough has received no applications from associations of individuals interested in a single site large enough to accommodate multiple self-build or custom build dwellings

## Supply

The 2020/21 base period coincided with the Coronavirus pandemic, which saw extended periods of lockdown and created uncertainty across the construction sector. Although the Council continued to process planning applications throughout the 2020/21 base period, the general uncertainty caused by the Coronavirus pandemic may have contributed to the decline in self-build custom build permissions.

Between 31st October 2020 and 30th October 2021, the Council did not grant sufficient suitable permissions for serviced plots to meet the demand identified through the register. The Council granted permission for three serviced plots which met the definition of self-build / custom build. This was against demand for 18 serviced plots, a shortfall of 83%.

The Council's [Self-build and Custom Build Register Report 2020/21](#) provides more information on the demand and supply of self-build and custom housebuilding as revealed by the Ipswich register.



**Table 18: Ready to Develop Housing Sites (Housing Trajectory) (based on adopted Local Plan sites at 1<sup>st</sup> April 2021)**

Indicator 3.2 - Supply of ready to develop housing sites - 5 year supply																									
Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP003		Allocation (SP37)	Waste Tip & Employment Area IP1 2DW (north of Sir Alf Ramsey Way)	B	1.41	0	114	114	0												25	30	34	25	114
IP004	UC004	Allocation (SP38)	Bus depot, Sir Alf Ramsey Way IP1 2DP	B	1.07	0	48	48	0										24	24					48
IP009	UC009	Allocation (SP2)	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	0.39	0	12	12	0						12										12
IP010a	UC010a	Allocation (SP10)	Former Co-op Depot, Derby Road & Hines Road	B	2.22	0	75	75	0								25	25	25						75
IP010b	UC010a	Allocation (SP10)	Felixstowe Road (237 to 297)	B	2.79	0	62	62	0									31	31						62
IP011a	UC011 part	Allocation (SP26)	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	0.16	0	18	18	0						18										18
IP011b	UC011 part	Allocation (SP26)	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	0.62	0	56	56	0											28	28				56
IP011c	UC011 part	Allocation (SP26)	Car Park, Smart Street	B	0.08	0	7	7	0								7								7

IP012	UC012	Allocation (SP26)	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane IP4 1JN (Peter's Ice Cream)	B	0.32	0	35	35	0						35										35
IP014		Allocation (SP26)	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	0.21	0	25	25	25			25													25
IP015	UC015	Allocation (SP39)	Car Park, West End Road	B	1.22	0	67	67	0								25	30	12						67
IP031a	UC032	Allocation (SP26)	Car Park, Burrell Road	B	0.44	0	20	20	0								20								20
IP031b	19/00369	Full (S106) (SP27)	22 Stoke Street IP2 8BX	B	0.18	0	31	31	31			31													31
IP032	UC033	Allocation (SP12)	King George V Field, Old Norwich Rd	G	3.7	0	99	99	0										33	33	33				99
IP033	UC034	Allocation (SP13)	Land at Bramford Road (Stocks site)	G	2.03	0	55	55	0								27	28							55
IP035		Allocation (SP40)	Key Street/Star Lane (St Peter's Port)	B	0.54	0	86	86	0								40	46							86
IP037	UC038	Allocation (SP35)	Island site	B	6.02	0	421	421	0										55	70	75	75	76	70	421
IP039a	UC040	Allocation (SP26)	Land between Gower Street and Great Whip Street	B	0.48	0	45	45	0												22	23			45
IP040		Allocation (SP41)	Civic Centre area, Civic Drive	B	0.73	0	59	59	0									25	34						59
IP041		Allocation (SP26)	Former Police Station, Civic Drive	B	0.52	0	58	58	0							20	38								58
IP042	12/00700	Allocation (SP42)	Land between Cliff Quay and Landseer Road	B	1.64	0	222	222	0								74	74	74						222
IP043	UC044	Allocation (SP43)	47 Key Street and Slade Street Car Park, Star Lane	B	0.7	0	50	50	0								25	25							50
IP047	19/00148	Outline (S106) (SP27)	Land at Commercial Road	B	3.11	0	173	173	132			44	44	44	41										173
IP048a	UC051	Allocation (SP36)	Mint Quarter (east)	B	1.33	0	53	53	0									26	27						53
IP048b		Allocation (SP36)	Mint Quarter (west)	B	1.34	0	36	36	0										36						36

IP048c	18/00740 20/00515	Prior Approval approved (SP27)	6-10 Cox Lane and 36-46 Carr Street (upper floors)	B	0.23	13	21	34	21	21													21
IP054a	16/01037 21/00959/NMMA	Full - approved (SP27)	30 Lower Brook Street	B	0.56	0	61	61	61			61											61
IP054b		Allocation (SP46)	Land between Old Cattle Market and Star Lane	B	1.08	0	40	40	0								40						40
IP059	16/01220	Outline (S106) (SP3)	Elton Park Industrial Estate, Hadleigh Road	B	2.97	0	103	103	68				34	34	35								103
IP061	UC064	Allocation (SP14)	School Site, Lavenham Road	G	0.9	0	23	23	12					12	11								23
IP064a		Allocation (SP26)	Holywells Road east	B	1.2	0	66	66	0							33	33						66
IP066	UC069	Allocation (SP2)	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	0.85	0	55	55	0						22	33							55
IP067a		Allocation (SP2)	Former British Energy site (north)	B	0.38	0	17	17	0											17			17
IP074	16/01179	Full - expired (SP27)	Land at Upper Orwell Street	B	0.07	0	9	9	9			9											9
IP080	UC085	Allocation (SP26)	240 Wherstead Road	B	0.49	0	27	27	0						27								27
IP084a	18/01117	Full (S106) (SP27)	County Hall, St Helen's Street	B	0.32	0	40	40	40				40										40
IP089	UC096	Allocation (SP26)	Waterworks Street	B	0.31	0	23	23	0										23				23
IP096	19/00768	Full - approved (SP3)	Car Park Handford Rd East	B	0.22	0	22	22	22		22												22
IP098	UC111	Allocation (SP26)	Transco, south of Patteson Road	B	0.57	0	62	62	0								30	32					62
IP105	UC129	Allocation (SP2)	Depot, Beaconsfield Road	B	0.34	0	15	15	0								15						15
IP109	12/00192 20/01066	Full (S106) & Full (pending) (SP3)	The Drift, Woodbridge Road	B	0.32	0	6	6	6				6										6

[illegible]

IP169	15/00393	Full - approved (SP27)	23-25 Burrell Road	B	0.08	10	4	14	4	2	2												4
IP172	UC088 08/00511	Allocation (SP26) (Full - expired)	15-19 St Margaret's Green	B	0.08	0	9	9	0							9							9
IP188	19/00173	Full - approved (SP27)	Websters Saleyard site, Dock Street	B	0.11	0	9	9	9					9									9
IP200	17/00382 20/00747 21/00165 (also 05/00819 11/00432 & 13/00346)	Full - approved (SP27)	Griffin Wharf, Bath Street	B	4.7	153	50	203	50	32	18												50
IP205	02/01241 19/00624	Full - approved (SP27)	Burton's, College Street	B	0.1	71	9	80	9			9											9
IP206	04/00313	Full - approved (SP27)	Cranfields	B	0.71	196	124	320	0							42	42	40					124
IP206	16/00092/VC	Full - approved (SP27)	Cranfields (Mill House)	B		33	10	43	10		10												10
IP218	15/00422	Prior Approval approved	31-37 St Helen's Street	B	0.4	12	3	15	3		3												3
IP221	06/01007	Allocation (SP2) (Full - expired)	Flying Horse PH, 4 Waterford Road	B	0.35	0	12	12	0									12					12
IP234	06/01176 19/00062	Full - approved & pending	Land adjacent 30 Gibbons Street	B	0.03	0	2	2	2			2											2
IP245	18/00899	Full - approved (SP27)	12-12a Arcade Street	B	0.06	0	14	14	14		14												14
IP256	16/00987	Full - approved (SP3)	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	0.87	0	28	28	28			28											28
IP268	13/00625	Full - approved	Burlington Road	B	0.26	7	1	8	1	1													1
IP274	16/00763	Full (S106) (SP3)	Old Norwich Road (rear of Maypole PH)	G	0.39	0	11	11	11		11												11

IP279a	18/00470	Prior Approval - approved (SP27)	Former British Telecom, Bibb Way	B	0.63	0	78	78	78			78											78
IP279b (1)		Allocation (SP26)	North of former British Telecom offices, Bibb Way fronting Handford Road	B	0.4	0	35	35	35				35										35
IP279b (2)		Allocation (SP26)	South of former British Telecom offices, Bibb Way	B	0.62	0	37	37	37				37										37
IP280	14/01039 & 17/00489/VC	Full - approved (SP3)	Phase 4 Westerfield House, Humber Doucy Lane	B	0.06	0	7	7	7		7												7
IP280	14/01039 & 17/00489/VC	Full - approved (SP3)	Phase 5 Westerfield House, Humber Doucy Lane (38 bed care home – 21 equivalent dwellings)	B	0.3	0	21	21	21		21												21
IP280	18/00526	Outline - approved (SP3)	Care Village at Westerfield House, Humber Doucy Lane	G	3.08	0	149	149	149			50	65	34									149
IP283	17/00049	Full - approved (SP27)	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	0.27	0	14	14	14		14												14
IP290	17/00320	Full - approved	The Great White Horse Hotel, 45 Tavern Street	B	0.02	0	6	6	0						6								6
IP307		Allocation (SP2)	Prince of Wales Drive	B	0.27	0	15	15	15		15												15
IP309		Allocation (SP26)	Former Bridgeward Social Club, 68a Austin Street and land to rear	B	0.29	0	15	15	15				15										15
IP333	19/00325	Full approved	Land rear of 133 to 139 Valley Road	G	0.49	0	7	7	7		7												7
IP354		Allocation (SP26)	72 (Old Boatyard) Cullingham Road	B	0.34	0	14	14	14			14											14
IP355		Allocation (SP26)	77-79 Cullingham Road	B	0.06	0	5	5	5			5											5



IP401	21/00122	Full approved	Council Depot, Whitton Church Lane (Armitage Place)	B	0.11	0	8	8	8	8														8	
IP180 (part)	16/00608 (20/00245/REM pending)	Strategic Development Site (Outline approved)	Henley Gate Neighbourhood. (Ipswich Garden Suburb. Crest - North of Railway and east of Henley Rd)	G	42.7	0	1100	1100	343		8	54	137	144	96	102	120	120	119	50	50	50	50		1,100
IP181 (part)	14/00638	Strategic Development Site (Outline approved)	Fonnereau Neighbourhood. (Ipswich Garden Suburb. CBRE - West of Westerfield Road & south of Railway Line)	G	43.3	0	360	360	0								42	84	84	84	66			360	
IP181 (part)	14/00638	Strategic Development Site (Outline approved)	Fonnereau Neighbourhood. (Ipswich Garden Suburb. Bellway Homes)	G		0	455	455	231			36	82	113	80	80	64							455	
IP182 (part)		Strategic Development Site	Part Red House. (Ipswich Garden Suburb. Mersea - East of Westerfield Road)	G	53.1	0	924	924	126				42	84	84	84	84	84	84	84	84	84	42	924	
		Strategic Development Site	Part Red House. (Ipswich Garden Suburb. Anderson Group)	G	25.6	0	95	95	35				10	25	40	20								95	
IP185 & part IP180		Strategic Development Site	Ipswich Garden Suburb (Ipswich School) and Phase N2b (Other land)	G	25.6	0	380	380	0										72	77	77	77	77	380	
ISPA 4.1		Allocation (ISPA4)	Humber Doucy Lane adjacent to Tuddenham Road	G	23.28	0	449	449	0										53	99	99	99	99	449	
Various	Various	Full/Outline Approved	Sites with fewer than 5 dwellings	G	1.5	0	38	38	38	12	15	11												38	
Various	Various	Full/Outline Approved	Sites with fewer than 5 dwellings	B	2.52	0	97	97	97	29	35	33												97	
Windfall			Windfall sites	B		0	650	650	150			50	50	50	50	50	50	50	50	50	50	50	50	650	
Total							8,652	9,187	2,491	166	302	674	730	619	680	657	737	641	657	626	667	640	493	363	8,652
Brownfield Total									1,489	154	261	523	394	207	369	344	441	395	337	250	240	264	183	145	4,457
Greenfield Total									952	12	41	151	336	412	311	313	296	246	320	376	427	376	310	218	4,145



\* In accordance with The Planning Practice Guidance (Paragraph 68-035-20190722) residential institutions in Use Class C2 can be included in the housing land supply based on the amount of accommodation released in the housing market against a formula using the Borough population. As a result of applying this formula , the Council has applied a ratio of 1 dwelling for every 1.8 care home bedrooms.

## Appendix 4 – Objective 4:

### IP-One Development

#### Objective:

Development in the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the key diagram in the Core Strategy).

#### Target:

Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.

#### Commentary:

The NPPF dictates that planning policies should promote competitive town centre environments recognising them as the heart of their communities as well as defining a network and hierarchy of centres. It also requires planning policies and decision to promote the effective use of land it meeting the needs for homes and other uses. Town Centres offer distinct sustainability benefits, in terms of giving as many people access to facilities, jobs, shops, schools, community and leisure facilities within easy reach, thus reducing the need to travel by creating opportunities for trip sharing.

Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of the 2,491 dwellings anticipated to come forward for development between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026, 1,539 (62%) are located on previously developed sites.

Of 321 new homes completed in the 2020-21 monitoring period 89% were constructed on previously developed land; 32% were completed within the IP-One area; and 68% (219 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.

Policy DM30 of the Core Strategy provides for higher densities for new housing development within the town centre, Ipswich Village and Waterfront areas. In these locations it is stated that development should achieve a minimum density of 90 dwellings per hectare. Within the IP-One area more generally, a minimum density of 40 dwellings per hectare is sought with an average of 45 dwellings per hectare targeted. The same requirements apply to development sites located within 800m of District Centres. Elsewhere in Ipswich lower density development (averaging 35 dwellings per hectare) is required.

130 of the 151 new build housing completions recorded in Ipswich between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites. Of these 130 dwellings:

- 22 (17%) were within Waterfront schemes in the IP-One area;
- 14 (11%) were completed as flats;
- 29 were developed at less than 30 dwellings per hectare (22%);
- 68 were developed at between 30 and 50 dwellings per hectare (52%);
- 30 were developed at over 50 dwellings per hectare (23%); and
- The average net density of land covered by the 130 dwellings is 35.3 dwellings per hectare.

Taken as a whole, 151 of the 243 dwellings (excluding care homes) constructed in Ipswich were new-build (as opposed to conversion of buildings from other uses to residential) and the density

achieved was 35.3 per hectare. This figure includes a number of sites with a small number of dwellings.

**Table 19: Previously Developed Land (Vacant or Derelict)**

**Indicator:**

**Indicator 1 – Previously developed land that has been vacant or derelict for more than five years**

Not monitored during the period because this indicator related to the National Land Use Database scheme, which the Government ceased to commission after 2012.

**Table 20: Density of Residential Development in IP-One**

**Indicator 2 – Density of residential development taking place in IP-One**

102 (32%) of the 321 new dwellings completed were in the IP-One area. 83 dwellings were completed within the IP-One area on developments of more than 10 dwellings.

Location	Number of new dwellings completed 2020-2021	Density across whole development
Land at Discovery Avenue (Griffin Wharf)	22	143
34 Foundation Street*	14	147.4
Saxon House, Cromwell Square*	34	453.3
6-10 Cox Lane and 36-46 Carr Street*	13	180.0
	<b>83</b>	

\*not a new build development

**Table 21: Schemes in IP-One (Mix of Uses)**

**Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses**

32% of dwellings built in 2020/21 were in the IP-One area.

**Target – Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres**

Of the 321 housing completions (243 excluding care homes) between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, 197 were in major developments. Of these 90.4% (178 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

Of the 965 housing completions (887 excluding care homes) between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2021, 676 were in major developments. Of these 82.5% (2558 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

## Appendix 5 – Objective 5:

### Strategic Facilities

#### Objective:

Opportunities shall be provided to improve strategic facilities in Ipswich by:

- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;
- Extending the strategic greenspace, ecological network and canopy cover; and
- Continuing to support the development of University of Suffolk and Suffolk New College .

#### Target:

To improve retail ranking of Ipswich by 2031 and complete the 'green rim'.

#### Commentary

The attractiveness of Ipswich to members of the local community, tourists and day visitors is important in ensuring economic growth for the town. The amount of retail space for high quality shopping areas, employment floor space for jobs, in addition to the amount of green infrastructure provision, and further education student numbers, are all seen as means by which the level of provision of these strategic facilities can be monitored.

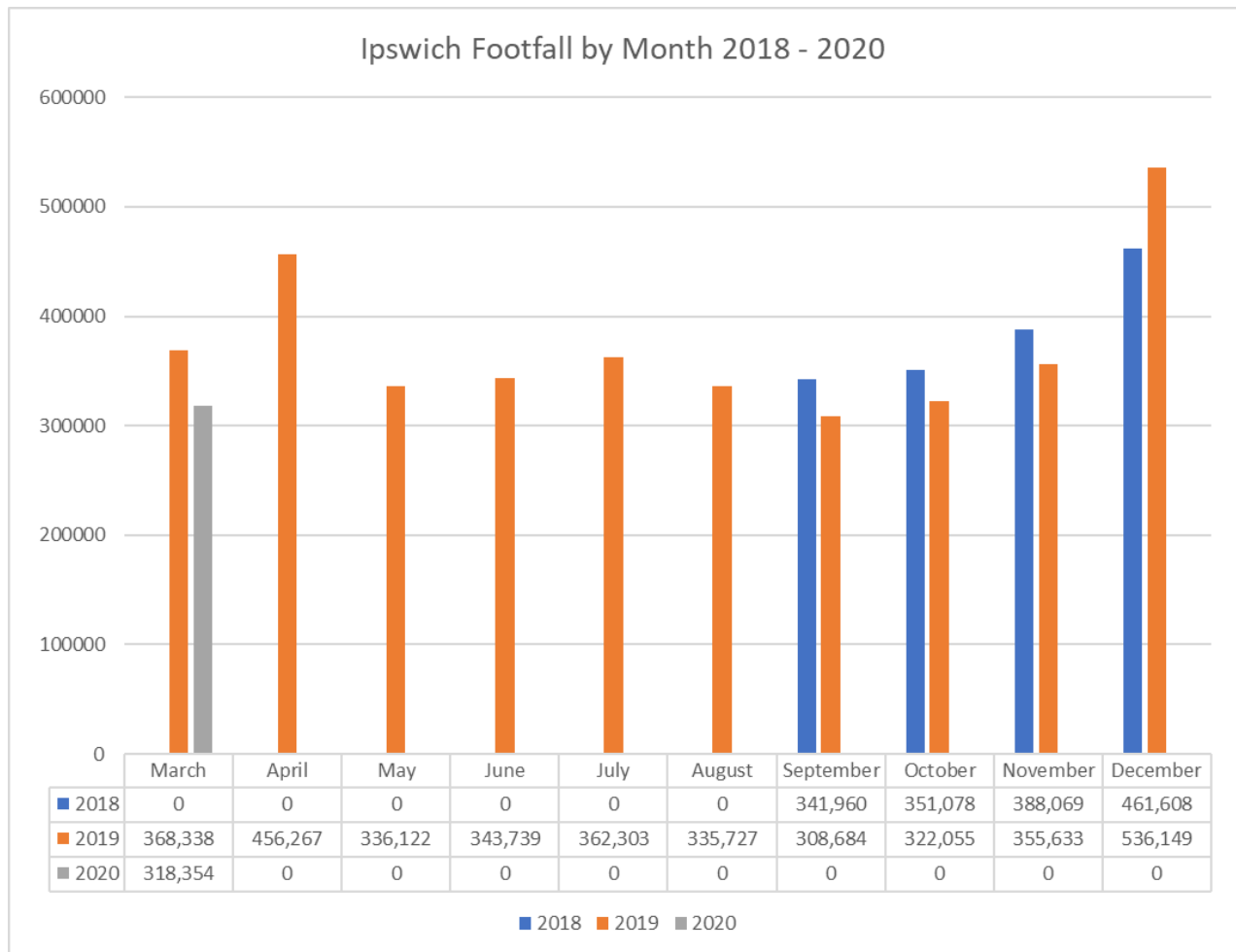
The available evidence suggests that Ipswich Town Centre is performing reasonably well in relation to the wider market and continues to provide a variety of national and independent traders. The town centre accommodates a high proportion of the 29 Experian Goad defined top comparison goods retailers. However, it is noted that a number of higher brand retailers are absent from the town centre such as Gant, All Saints, Cath Kidston, Ted Baker, Hobbs, Hollister, Jaeger, Jigsaw, French Connection, Karen Millen, Levi's, The White Company, Victoria Secret, Mango, Apple, Crew Clothing, Kurt Geiger, and Fred Perry.

Public realm work to regenerate the Cornhill in Ipswich Town Centre was completed in 2020. The need remains for the focus of new retail development to be within the Central Shopping Area, District Centres and Local Centres and the Council continues to implement policy DM23, which aims to resist major retail proposals outside of defined centres, in this respect.

On the 11 December 2020 the Ipswich Town Investment Plan was submitted to the Government. The Council was successful in securing £25 million to help deliver 11 projects. The projects include plans to re-develop the Old Post Office Building on the Cornhill, town centre regeneration (re-using empty buildings), the creation of a digital town centre and local shopping parades regeneration fund. The projects will help to enhance the town centre and aid recovery from the Covid-19 Pandemic.

The Council was unable to carry out any onsite monitoring work in 2020 due to the Coronavirus pandemic. As an alternative, the Council was able to attain footfall data for the Town Centre. The Economic Development team only started recording footfall data in 2018 so it is difficult to draw any conclusions, however, the Council will be able to start comparing the data in the next AMR monitoring period.

## Ipswich Town Centre Footfall



**Table 22: Vacancies with Central Shopping Area, District and Local Centres**

<i>Percentage vacancies within the Central Shopping Area, and District and Local Centres 2018 compared with 2019</i>				
<b>Centres</b>	<b>% Vacant Premises 17/18</b>	<b>% Vacant Premises 18/19</b>	<b>% Vacant Premises 19/20</b>	<b>% Vacant Premises 20/21</b>
District and Local Centres	8.3%	4.8%	Data not available	Data not available
Town Centre	13.2%	15.0%	Data not available	Data not available

**Table 23: Ipswich Town Centre Diversity of Use for Commercial Units**

	<b>2009/2010</b>		<b>2018/2019</b>		<b>2019/20</b>		<b>2020/21</b>		<b>UK Average</b>
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>%</b>
Convenience	47	8	54	8	-	-	-	-	9
Comparison	231	37	187	29	-	-	-	-	30
Retail Service	75	12	96	15	-	-	-	-	15
Leisure Service	115	18	141	22	-	-	-	-	24
Financial & Business Service	72	11	74	11	-	-	-	-	10
Vacant	85	14	99	15	-	-	-	-	11
<b>Total</b>	<b>625</b>	<b>100</b>	<b>651</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>

**Table 24: Ipswich Town Centre Diversity of Use for Commercial Floorspace**

	<b>2009/2010</b>		<b>2018/2019</b>		<b>2019/20</b>		<b>2020/21</b>		<b>UK Average</b>
	<b>Sq m Gross</b>	<b>%</b>	<b>Sq m Gross</b>	<b>%</b>	<b>Sq m Gross</b>	<b>%</b>	<b>Sq m Gross</b>	<b>%</b>	<b>%</b>
Convenience	7,702	5	9,370	6	-	-	-	-	15
Comparison	75,409	50	57,870	39	-	-	-	-	35
Retail Service	7,664	5	8,060	5	-	-	-	-	7
Leisure Service	28,893	19	35,880	24	-	-	-	-	25
Financial & Business Service	12,886	9	13,730	9	-	-	-	-	8
Vacant	18,934	13	23,570	16	-	-	-	-	10
<b>Total</b>	<b>151,488</b>	<b>100</b>	<b>148,564</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>

Data from Venuescore show that Ipswich is identified as a Regional Centre and the town saw a slight improvement in its ranking between 2009 and 2016. However, between 2016 and 2017 it fell thirteen places. This is likely due to the loss of national multiple retailers notably BHS, an anchor store, from the town centre within the period. Chelmsford and Bury St Edmunds have both improved their rankings, particularly Chelmsford which rose 46 places between 2009 and 2017. No more recent data since 2017 has been published.

**Table 25: Sub-regional Centre Rankings**

<b>Centre</b>	<b>Classification</b>	<b>2009 Rank</b>	<b>2015-16 Rank</b>	<b>2017 Rank</b>	<b>Change in Rank 2009-2017</b>
Norwich	Major City	8	14	13	-5
Cambridge	Major Regional	41	26	-	+15
<b>Ipswich</b>	<b>Regional</b>	<b>67</b>	<b>63</b>	<b>76</b>	<b>-9</b>
Chelmsford	Regional	90	67	44	+46
Colchester	Regional	76	73	-	+4
Bury St Edmunds	Regional	216	126	124	+92
Felixstowe	Major District	443	384	-	+59
Stowmarket	District	744	629	-	+115
Woodbridge	Minor District	-	1,154	-	-
Saxmundham	Minor District	-	1,486	-	-
Aldeburgh	Local	-	2,577	-	-

Source: VenueScore 2009 and 2017 Rankings (latest available data)

There are 90 play areas in the Borough which has increased over recent years. During the monitoring period Christchurch Park and Holywells Park retained their Green Flag Park Awards and for the first time Bourne Park was awarded a Green Flag Park Award. The Green Flag Award is given in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security. In addition, Christchurch Park and Holywells Park were also nominated for the Fields In Trust UK's Best Park 2019.

**Table 26: Frontages Within Use Class A1 in the Ipswich Central Shopping Area**

<b>Indicator 1 - A1 retail floorspace in the Central Shopping Area</b>						
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
% of frontages within use class A1	64%	59.2%	58.7%	58.3%	Data not available	Data not available
% change		-4.8%	-0.5%	-0.4%	Data not available	Data not available

**Table 27: District and Local Centres Overview**

<b>District and Local centres overview table 2018/2019</b>							
	No. of units	Total vacant	Vacancy %	No. of dwellings in centres	Total Residential %	No. of A1 retail	A1 retail %
<b>Total</b>	<b>713</b>	<b>50</b>	<b>7%</b>	<b>67</b>	<b>9.4%</b>	<b>395</b>	<b>55.4%</b>
<i>Full data set available within the 2019 District and Local Centres report</i>							

The Council was unable to carry out any onsite monitoring work in 2020 due to the Coronavirus pandemic.

**Table 28: Additional Employment Floorspace at Crane's Site**

<b>Indicator 2 - Additional employment floorspace at former Crane's Site now Futura Park</b>							
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-21
<b>Total Employment Floor Space (sq. m)</b>	<b>0</b>	<b>0</b>	<b>46,080</b>	<b>49,941</b>	<b>55,565</b>	<b>61,189</b>	<b>-</b>

At Futura Park planning approval was granted on 2.3 hectares and by the end of March 2020 nineteen industrial units within Use Class B1(c), B2 and B8 totaling 13,252sqm were under construction on this land.

**Table 29: Gains in Green Infrastructure within Ipswich**

<b>Indicator 3 - Gains in Green Infrastructure within Ipswich (ha)</b>	
<b>Ipswich Green Flag Parks</b>	
Bourne Park	2020/21 – 1 <sup>st</sup> occasion awarded Green Flag status.
Christchurch Park	2020/21 – 13 <sup>th</sup> occasion awarded Green Flag status.
Holywells Park	2020/21 - 10 <sup>th</sup> occasion awarded Green Flag status.

**Table 30: Student Numbers at University of Suffolk and Suffolk New College**

<b>Indicator 4 - Number of students at University of Suffolk and Suffolk New College</b>										
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
University of Suffolk* (Ipswich only)	3,839	3,925	3,679	3,554	3,614	3,579	3,709	3,740	3,858	3,876
Suffolk New College **	5,774	5,741	4,053	4,029	3,921	3,000	3,742			
<b>Total</b>	<b>9,613</b>	<b>9,666</b>	<b>7,732</b>	<b>7,583</b>	<b>7,535</b>	<b>6,579</b>	<b>7,451</b>	<b>3,740</b>	<b>3,858</b>	<b>3,876</b>

Please note that University Campus Suffolk legally began trading as the University of Suffolk on 1 August 2016

\* Figures provided show the total number of students enrolling in the Ipswich Campus of University Campus Suffolk across all years and courses, and is based on a census of students taken on 1 December each year.

\*\* Figures show the total number of student enrolments.

**Table 31: deleted.**



## Appendix 6 – Objective 6: Accessibility

### Objective:

To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.

### Specifically:

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

### Target:

To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031. The Travel Ipswich scheme is now complete the final stage having been implemented in 2017.

Objective 6 of the Core Strategy and Policies DPD Review seeks to improve accessibility, the convenience of all forms of public transport, and to achieve a significant modal shift from the private car to more sustainable modes through Travel Ipswich and other local initiatives, within the plan period.

In 2011 the requirement for Local Authorities to report back to central government on a single set of national indicators was removed. Instead, local authorities have been able to set their own delivery targets, to reflect local circumstances.

The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators which are no longer monitored. As part of the Core Strategy review the indicators for objective six have been reviewed and changes have been made to the monitoring process.

The Ipswich Strategic Planning Area Board provides a mechanism for co-operation in relation to the requirements for and delivery of infrastructure and modal shift arising from development in local plans. The modal shift measures are anticipated to also have a positive effect on mitigating impacts on air quality within Ipswich.

The Travel to Work Survey is undertaken and published each year by Suffolk County Council. The 2020 survey results showed that, of the baseline employers that took part in the survey for this period, driving by car (single occupant or carshare), either as the primary (44.9%) or sometimes used (51.3%) mode of transport, remains the most popular way to travel. Historic data for the baseline organisations in the Travel To Work Survey 2020 shows that more people are

working from home compared to any other year of the survey, a direct result of the Coronavirus pandemic.

The 2020 Travel to Work survey ran from the 12 October to 18 November 2020, later in the year than normal due to the Coronavirus pandemic. Key results of the 2020 survey show that driving (single occupant or carshare) remains the most popular mode of transport, either as most often used (51.0%) or one of the modes of transport used (57.9%), however, this is a decrease from 63.9% in 2019. The percentage of those travelling as a single occupant has decreased compared to last year and currently stands at 51.7%, 10.4% lower than in 2019. The use of public transport was greatly reduced in the 2020 survey, again a direct result of the Coronavirus pandemic, with 80.7% of participants reporting they worked from home more.

- In addition to the Travel to Work Survey data, the following sites held a nationally recognised Modeshift STARS Accreditation in 2020-21 for their Travel Plan implementation: Modeshift STARS Business Bronze Accreditation - Fred Olsen, White House Road
- Modeshift STARS Education Bronze Accreditation – Copleston High School
- Modeshift STARS Community Bronze Accreditation – Ribbans Park, Foxhall Road. This was the first travel plan accreditation for a residential scheme in the country.

The ongoing effect of the Coronavirus pandemic on public transport use will be reported on further in the next AMR.

## Table 32: Transport Indicators

### Indicators:

**Indicators 1 – Congestion - average journey time per mile during the morning peak**

**Indicators 2 - Access to services and facilities by public transport, walking and cycling**

Indicators 1 and 2 are based on the former National Indicator list and are no longer monitored as part of the Local Area Agreements with central government.

*Indicators 3 - Mode of travel to work to major employers  
(Source SCC Travel to Work Report October 2020)*

**Target - To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031**

**Table 5 - Modal trends (baseline organisations)**

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Travel mode</b>															
Bus	7.7%	9.2%	7.1%	5.9%	5.4%	5.0%	4.9%	5.5%	5.1%	5.2%	5.3%	5.8%	5.1%	5.7%	2.8%
Car driver- single occupant	55.4%	52.2%	55.6%	55.1%	56.1%	55.4%	57.0%	53.4%	53.4%	57.4%	53.9%	53.5%	56.0%	52.5%	41.5%
Car driver- car share	13.2%	13.5%	8.7%	9.7%	9.4%	8.9%	9.6%	9.6%	8.9%	8.7%	10.8%	9.1%	8.7%	9.2%	3.4%
Car passenger	3.3%	3.6%	3.8%	4.0%	3.6%	3.1%	3.1%	3.5%	3.3%	2.6%	2.5%	2.6%	2.1%	2.6%	0.7%
Cycle	7.4%	7.4%	8.3%	7.9%	7.7%	9.6%	8.3%	9.2%	8.4%	7.9%	10.3%	6.9%	9.3%	7.6%	4.1%
Motorcycle/moped/motor scooter	1.7%	1.7%	1.5%	1.4%	0.9%	1.3%	0.8%	0.8%	1.0%	0.7%	1.0%	0.6%	0.8%	0.3%	0.4%
Park & Ride	0.7%	1.0%	1.3%	1.2%	1.4%	1.0%	1.1%	1.1%	1.6%	1.3%	0.5%	0.9%	1.9%	1.9%	0.1%
Train	1.6%	2.1%	2.9%	3.2%	3.4%	3.5%	3.9%	4.6%	5.3%	4.1%	3.6%	7.2%	4.6%	5.9%	0.6%
Walk	8.3%	8.4%	9.8%	10.2%	10.5%	10.1%	9.6%	9.9%	12.1%	11.6%	11.1%	13.1%	9.8%	12.4%	5.0%
Work from home	0.6%	0.7%	1.0%	1.2%	1.4%	1.9%	1.6%	1.6%	1.0%	0.6%	0.9%	0.4%	0.5%	0.3%	39.2%
Other mode of transport	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.8%	0.0%	0.0%	0.1%	0.1%	0.8%	1.8%	2.3%

The Travel Ipswich measures have now been implemented. This target will be reviewed through the Ipswich Local Plan review.

## Appendix 7 – Objective 7: Flood Protection

### Objective:

Enhanced flood protection including a tidal surge barrier to be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

### Target:

Implementation of tidal surge barrier by the end of 2019.

Ipswich is located where the fluvial River Gipping becomes the tidal River Orwell. The town has historically been at risk of tidal flooding and river flooding. Parts of the town are also at risk of flooding from surface water runoff and exceedance of the local drainage network.

The Council has been working with the Environment Agency (EA) and other partners on an Ipswich Flood Defence Management Strategy. The EA 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 a key part of the Strategy. The barrier is located across the New Cut, opposite the Island site, and it was completed in spring 2019. 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.

The Council has commenced work on the Draft Development and Flood Risk Supplementary Planning Document (SPD). The purpose of this Development and Flood Risk SPD is to help developers and their agents to submit appropriate flood risk and flood risk management information with planning applications in Ipswich. The SPD has been prepared in collaboration with the EA, Suffolk County Council in their capacity as the Lead Local Flood Authority (LLFA), Suffolk Joint Emergency Planning Unit and Anglian Water. The Draft Development and Flood Risk SPD was subject to a six week public consultation between the 10 August 2021 and 21 September 2021. As this took place outside of the monitoring period, further updates will be provided through the 2021/22 AMR.

Flood risk is a key planning consideration. In 2020-2021 the EA was advised of 34 applications in Ipswich where flood risk or water quality was an issue. Of these, 16 were approved, 1 was approved subject to a Section 106 Agreement, 3 were withdrawn, 6 were refused, 5 have yet to be decided and 3 required prior approval.

**Table 33: Applications subject to Environment Agency Consultation**

<i>Indicator 1 - Applications that were subject to Environment Agency Consultation</i>	
Reference	Address
19/00497/FUL	64 - 70 Foundation Street Ipswich IP4 1BN
20/00302/FUL	Whitton Water Pumping Station Thurleston Lane Ipswich
20/00306/REM	Land North of Railway and East of Henley Road Ipswich
20/00341/FUL	Car Parking and amenity area adjacent to Pooleys Yard Ranelagh Road Ipswich

20/00398/OUTI3	Portman Road C Car Park Portman Road Ipswich
20/00417/REM	Land North of Railway and East of Henley Road Ipswich
20/00531/P3JPA	4 Observation Court 84 Princes Street Ipswich IP1 1RY
20/00590/FUL	Integrity Automotive Ltd West End Road Ipswich IP1 2DZ
20/00602/FUL	Whitton Water Pumping Station Thurleston Lane Ipswich
20/00645/FUL	1 - 7 Bluestem Road Ipswich IP3 9RR
20/00747/FUL	Land at Discovery Avenue Ipswich
20/00781/FUL	Areas U V And W Ravenswood Nacton Road Ipswich
20/00782/CON	Land North of Railway and East of Henley Road Ipswich
20/00825/VC	Ipswich Hospital NHS Trust Heath Road Ipswich IP4 5PD
20/00872/FUL	541 – 543 Wherstead Road Ipswich
20/00947/P3JPA	5 Observation Court 84 Princes Street Ipswich IP1 1RY
20/00999/FPI3	Car Park West End Road Ipswich
20/01049/FUL	72 Cullingham Road Ipswich
20/01093/OUT	Land Opposite 289 To 299 Henley Road Ipswich
21/00028/FUL	15 Regatta Quay Key Street Ipswich IP4 1FH
21/00091/FUL	Websters Trade Yard Dock Street Ipswich
21/00103/CON	Norsk Hydro Ltd Sandyhill Lane Ipswich
21/00109/FUL	Amenity Land Between 147 And 149 Whitby Road Ipswich
21/00113/P3JPA	47 Key Street Ipswich IP4 1BA
21/00150/VC	Former Land Adjacent To 3 Europa Way Ipswich
21/00159/P3JPA	17 Lower Brook Street Ipswich IP4 1DN
21/00165/FUL	Land at Discovery Avenue Ipswich
21/00203/P3JPA	17 Lower Brook Street Ipswich IP4 1DN
21/00243/P3JPA	17 Lower Brook Street Ipswich IP4 1DN
21/00244/CON	1 - 2 Observation Court 84 Princes Street Ipswich
21/00245/CON	6 Observation Court 84 Princes Street Ipswich
21/00303/P3JPA	50 - 56 Wykes Bishop Street Ipswich IP3 0DT
21/00308/FUL	Taska Marine Ltd Cliff Road Ipswich IP3 0AX
21/00315/FUL	Development Land Opposite To 1 Crane Boulevard Ipswich

## Appendix 8 – Objective 8: Protection of Open Spaces

### Objective:

To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.

### Target:

No net loss of natural capital by 2031.

To increase the tree canopy cover in the Borough to 22% by 2050.

A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.

A decrease in heritage assets at risk on the Historic England register or no net increase in Heritage Assets at risk .

During the monitoring period there was no change in the extent of protected habitats through the Borough.

**Table 34: Summary for Area of Protection**

	<i>No. of sites</i>	<i>2019-2020 Site area in hectares</i>	<i>2020-2021 Site area in hectares</i>	<i>Any change in size</i>
Site of Specific Scientific Interest	3	47.47	47.47	<b>No change</b>
Special Protection Areas / RAMSAR sites	1	41.27	41.27	<b>No change</b>
County Wildlife Sites	20	266.87	266.87	<b>No change</b>
Local Nature reserves	9	49.84	49.84	<b>No change</b>
Ancient Woodland	2	3.58	3.58	<b>No change</b>

Table note: in this table, the River Orwell and the Wet Dock are listed as two County Wildlife Sites.

The tree canopy cover target has increased from 15% canopy cover by 2021, to 22% by 2050. Two wards so far have achieved the 22% cover target; St. Margaret's Ward and Stoke Park Ward. Central Ipswich, south west Ipswich and north east Ipswich have met the target of 15% tree canopy cover. The north west and south east areas fell very slightly below the 15% canopy cover target.

The Buildings at Risk figure for 2020/21 is made up of three buildings which have been on the register since before 2012 (1-5 College Street, 4 College Street, and St. Michael's Church), and two which were added in 2012 (Tolly Cobbold Brewery and County Hall).

There has been no net increase in the number of buildings considered to be at risk in the monitoring period and dedicated work is being undertaken with the owners of each building. No. 4 College Street is IBC owned and a comprehensive conservation and renewal plan is being prepared.

Formal urgent works engagement has been undertaken with the owners of County Hall and Cliff Brewery.

**Table 35: County Wildlife Sites –2020-2021**

**Indicators:**

**Indicator 1a – County Wildlife Sites**

<b>County Wildlife Site</b>	<b>2020 Area (hectares)</b>	<b>2021 Area (hectares)</b>	<b>Total Gain/Loss</b>
Alderman Canal	2.50	2.50	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5.00	5.00	0
Bourne Park Reedbed	7.47	7.47	0
Brazier's Wood, Pond Alder Carr and Meadows	34.92	34.92	0
Bridge Wood (2 parts within IBC – total site 35.79)	2.81	2.81	0
Chantry Park, Beechwater and Meadow	47.12	47.12	0
Christchurch Park including Arboretum	32.93	32.93	0
Dales Road Woodland	5.85	5.85	0
Holywells Park and canal	21.01	21.01	0
Landseer Park Carr	17.25	17.25	0
Pipers Vale (area within IBC – total site 25.62)	25.06	25.06	0
River Gipping	4.61	4.61	0
River Orwell (Wet Dock area)	10.07	10.07	0
River Orwell (river)	30.30	30.30	0
Rushmere Heath (area within IBC – total site 79.68)	8.92	8.92	0
Stoke Park Wood and Fishpond Covert	2.16	2.16	0
Volvo Raeburn Road site	6.27	6.27	0
Wharfedale Road meadow	0.18	0.18	0
Ransomes Europark Heathland	1.64	1.64	0
Bourne Bridge Grassland (area within IBC - total 2.29ha)	0.8	0.8	0
<b>Total</b>	<b>266.87</b>	<b>266.87</b>	<b>0</b>

Carr: A type of wetland with peaty soils, generally found in low-lying situations, with a distinctive woody vegetation cover consisting of trees.

**Table 36: Sites of Special Scientific Interest**

<i>Indicator 1b - Sites of Special Scientific Interest –2020-2021</i>			
<b>Name</b>	<b>2020 Area (hectares)</b>	<b>2021 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Orwell Estuary (2 parts within IBC)	41.27	41.27	0
Bixley Heath (area within IBC)	4	4	0
Stoke Bridge Railway Tunnel	2.2	2.2	0
<b>Total</b>	<b>47.47</b>	<b>47.47</b>	<b>0</b>

**Table 37: Ramsar Sites**

<i>Indicator 1c - Ramsar sites –2020-2021</i>			
<b>Name</b>	<b>2020 Area (hectares)</b>	<b>2021 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0
<b>Total</b>	<b>41.27</b>	<b>41.27</b>	<b>0</b>

**Table 38: Ancient Woodland**

<i>Indicator 1d - Ancient Woodland –2020-2021</i>			
<b>Name</b>	<b>2020 Area (hectares)</b>	<b>2021 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Brazier's Wood	3.51	3.51	0
Bridge Wood (area within IBC – whole site 30.51ha)	0.07	0.07	0
<b>Total</b>	<b>3.58</b>	<b>3.58</b>	<b>0</b>



**Table 39: Local Nature Reserves**

<i>Indicator 1e - Local Nature reserves –2020-2021</i>			
<b>Name</b>	<b>2020 Area (hectares)</b>	<b>2021 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Alderman Canal east	1.6	1.6	0
Alderman Canal west	0.98	0.98	0
Bixley Heath (area within IBC)	4	4	0
Bobbit's Lane (area within IBC)	6.33	6.33	0
Bourne Park Reedbeds	7.44	7.44	0
Bridge Wood (area within IBC)	1.78	1.78	0
Piper's Vale	19.67	19.67	0
Stoke Park Wood	2.17	2.17	0
The Dales Open Space	5.87	5.87	0
<b>Total</b>	<b>49.84</b>	<b>49.84</b>	<b>0</b>

**Table 40: Suffolk Register of Buildings at Risk**

<i>Indicator 2 - Suffolk Register of Buildings at Risk 2020 -2021</i>	
<b>List of buildings on Risk Register</b>	<b>Year Added</b>
1-5 College Street	before 2012
4 College Street	before 2012
Tolly Cobbold Brewery, Cliff Quay	2012
Church of St Michael's, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
<b>Total</b>	<b>5</b>

**Table 41: Tree Canopy Cover 2020**

<b>Target - To increase tree canopy cover in the Borough to 22% by 2050%</b>					
<b>Ward</b>	<b>Ward area in hectares</b>	<b>Canopy coverage in hectares 2016</b>	<b>Coverage % 2016</b>	<b>Canopy coverage in hectares 2020</b>	<b>Coverage % 2020</b>
Alexandra Ward	190.19	19.37	10.18	22.6	11.86
Bixley Ward	245.38	30.61	12.47	44.1	17.98
Bridge Ward	217.70	15.82	7.27	22.2	10.18
Castle Hill Ward	175.37	23.42	13.35	27.4	15.65
Gainsborough Ward	364.95	47.69	13.07	60.9	16.70
Gipping Ward	345.90	48.59	14.05	63.1	18.23
Holywells Ward	196.73	27.31	13.88	34.1	17.35
Priory Heath Ward	412.89	25.11	6.08	46.9	11.36
Rushmere Ward	264.52	21.48	8.12	32.3	12.21
Sprites Ward	121.73	7.06	5.80	11.3	9.30
St. John's Ward	162.38	19.75	12.16	25.0	15.42
St. Margaret's Ward	393.69	88.60	22.51	89.5	22.75
Stoke Park Ward	197.04	42.71	21.68	48.9	24.82
Westgate Ward	117.46	11.56	9.84	13.9	11.80
Whitehouse Ward	260.14	28.59	10.99	42.4	16.30
Whitton Ward	363.98	33.62	9.24	40.3	11.08
<b>Total</b>	<b>4030.03</b>	<b>491.28</b>	<b>12.19</b>	<b>624.9</b>	<b>15.5%</b>

*The total coverage for this monitoring period is 15.5%.*

The 2020 Tree Canopy Cover data is the latest statistical data available.

## Appendix 9 – Objective 9:

### Community Infrastructure

#### Objective:

To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.

#### Target:

To be developed but will need to meet the requirements of the new provision set out within the indicators which are (1) average class size in Ipswich schools and (2) the percentage of new community facilities located in or within 800m of a centre.

One of the aims of the Core Strategy is to provide high quality schools, health facilities, sports and cultural facilities and to offer key elements of community infrastructure accessible by sustainable means.

The objective seeks to monitor the average class size of schools in Ipswich. Ofsted monitors education facilities on behalf of the Department of Education but does not specifically monitor class sizes, preferring to record teacher to pupil ratios. This ratio is based upon the full time equivalent (FTE) pupils attending a school or college, set against the full time equivalent qualified teachers at the school.

In Ipswich primary schools the average in 2019 was 21.25 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 20.6 in 2018 and above the national average. Secondary schools have a ratio of 17.05 full time pupils (FTE) to each full time equivalent qualified teacher, representing a slight increase from 17 in the previous year. In secondary schools in Ipswich pupil to teacher ratios are slightly above the national average.

Due to the Coronavirus pandemic the Government has announced that it will not publish any school or college level data for 2020.

**Table 42: Ratio of Full Time Equivalent (FTE) Pupils to Full Time Qualified Teachers (latest available data)**

<i><b>Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.</b></i>						
	<b>Ipswich 2018</b>	<b>England average 2018</b>	<b>Ipswich 2019</b>	<b>England average 2019</b>	<b>Ipswich 2020</b>	<b>England average 2020</b>
Primary school average	20.6	20.9	21.25	20.7	-	-
Secondary school average	17	16	17.05	16.3	-	-
16-18 year education average	N/A	N/A	N/A	N/A	0	0

## Appendix 10 – Objective 10: Deprivation

### Objective:

To tackle deprivation and inequalities across the town.

### Target:

To improve Ipswich's ranking in the indices of multiple deprivation by 2031

Objective 10 of the Core Strategy is to tackle deprivation and inequality across the town. Deprivation encompasses a range of different issues such as financial security, health, education, and access to services. The indicators for Objective 10 are levels of unemployment in the Ipswich working population (16 - 65 years) and levels of educational attainment. High levels of employment and high quality education would improve Ipswich's ranking in the tables of multiple deprivation (a national set of indices which look at deprivation).

The unemployment rate in Ipswich stood at 5.1% in the twelve months to March 2021. There has been a steady decline in unemployment since the start of the Local Plan monitoring period,,however, the 2019/20 and 2020/21 figures are slightly higher than the 2018/19 figure of 4.1%.

Data for Ipswich from the ONS annual population survey Jan 2020 – Dec 2020 shows that 32.7% of the working age population is qualified to HND, degree or high degree level. This is lower than the national average which stood at 43.1% between Jan 2020 and Dec 2020. Attracting and retaining graduate talent remains a challenge in Ipswich. That said the breadth of qualifications in the workforce attracts a diverse employer base.

Due to the Coronavirus pandemic affecting exams across the country, the Government has announced that it will not publish any school or college level educational performance data based on tests, assessments or exams for 2020.

The 2019 Indices of Multiple Deprivation (IMD) were published by the Government in September 2019 and are the latest statistics available. The IMD combines information from seven domains to produce an overall relative measure of deprivation. The domains are: Income; Employment; Education; Skills and Training; Health and Disability; Crime; Barriers to Housing Services; Living Environment. Each domain is given a weighting and is based on a basket of indicators. The IDM shows that Ipswich ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities). Ipswich's ranking in the Index of Multiple Deprivation:

- Income Deprivation 85/317 (27% most deprived)
- Employment Deprivation 84/317 (26% most deprived)
- Education, Skills and Training Deprivation 35/317 (11% most deprived)
- Health Deprivation and Disability 69/317 (22% most deprived)
- Crime 52/317 (17% most deprived)
- Barriers to Housing and Services 203/317 (46% least deprived)
- Living Environment Deprivation 78/317 (25% most deprived)

A report published by the Child Poverty Action Group and the Church of England in September 2020, titled Poverty in the Pandemic: The Impact of Coronavirus on Low-income Families and Children, suggests that around 8 in 10 respondents reported a significant deterioration in their living

standards due to a combination of falling income and rising expenditure. Therefore, it may be that in some cases, families in Ipswich are more negatively affected by the COVID-19 pandemic than those in neighbouring authorities.

**Table 43: Percentage of those Unemployed Ages 16 – 64**

<b>Fig 10.1 - Percentage of those unemployed ages 16 - 64</b>		
Date	Ipswich total	Ipswich %
Apr 10 - Mar 11	5,600	8.4
Apr 11 - Mar 12	6,000	8.6
Apr 12 - Mar 13	6,800	9.7
Apr 13 - Mar 14	5,600	8.0
Apr 14 - Mar 15	4,700	6.5
Apr 15 - Mar 16	3,500	5.1
Apr 16 - Mar 17	3,400	5.0
Apr 17 - Mar 18	3,300	4.6
Apr 18 – Mar 19	3,000	4.1
Apr 19 – Mar 20	3,200	4.5
Apr 20 – Mar 21	3,600	5.1

*\*All data on unemployment taken from Nomis (ONS).*

*Numbers and % are for those aged 16 and over. % is a proportion of economically active*

**Table 44: Percentage of Students Achieving Level 4 or above English and Maths**

This data is no longer recorded and the time series data for the new metric is not currently available.

**Table 45: Secondary School Pupils Achieving 5+ A\* - C GCSE English and Maths**

available.

**Table 46: KS5 gaining 3 or more A Levels at A\* - E**

This data is no longer recorded and the time series data for the new metric is not currently available.

**Table 47: Ipswich Rankings on Indices of Multiple Deprivation 2019 (latest available data)**

<b>Target - Ipswich rank in indices of multiple deprivation. Rank of average rank (1-326), where 1 is most deprived.</b>						
	2000	2004	2007	2010	2015	2019
<b>Indices of Multiple Deprivation - Ipswich</b>	110	98	99	83	74	71

**Table 48: Ipswich Rank on Indices of Multiple Deprivation 2019 – Suffolk Comparisons  
(latest available data)**

<i>Target - Ipswich rank on indices of multiple of deprivation 2019, Suffolk comparisons</i>	
<b>Local Authority</b>	<b>2019</b>
Babergh District	212
West Suffolk (formally Forest Heath District)	176
<b>Ipswich Borough</b>	<b>71</b>
Mid Suffolk District	229
West Suffolk (formally St. Edmundsbury District)	176
East Suffolk (formally Suffolk Coastal District and Waveney District)	158

The Table above shows that Ipswich has a much higher level of deprivation than its neighbouring local authorities (the lower the number, the higher the level of deprivation).

## Appendix 11 – Objective 11:

### A Safe and Cohesive Town

#### Objective:

To improve air quality and create a safer, greener more cohesive town.

#### Target:

To tie in with Police targets relating to reducing crime levels by 2031.

To achieve a 75% reduction in the number of air quality exceedances recorded annually in Ipswich by 2031.\*

An exceedance is defined as a diffusion tube monitoring report that exceeds the annual mean objective of 40  $\mu\text{g}/\text{m}^3$ , once bias adjustment has been accounted for:

\*\* At the beginning of the plan period 2011, Ipswich recorded 27 air quality exceedances after the bias adjustment.

#### Air Quality

The following information is taken from the Ipswich Borough Council June 2020 [Air Quality Annual Status Report \(ASR\)](#). Once bias and distance corrected the nitrogen dioxide diffusion tube data for 2019 shows that the national air quality objective for mean annual NO<sub>2</sub> concentrations was exceeded at 8 of Ipswich Borough Council's 81 monitoring locations; 2 of which fall outside of the current AQMA boundaries.

In November 2020 Ipswich Borough Council published a [Detailed Assessment of Air Quality](#). Monitoring data indicated that there was an area outside AQMA 3 where the annual mean nitrogen dioxide (NO<sub>2</sub>) objective level was being exceeded. In addition, there was an area within AQMA 1 that, for several years, had not exceeded the annual mean objective level. Furthermore, once bias and distance correction had been applied, there has been no measured exceedances of the air quality objective for NO<sub>2</sub> concentrations over the last six years in AQMA 4. As a result of these findings the detailed assessment recommended the following:

- The boundary of AQMA No. 3 is amended (marginally increased);
- The boundary of AQMA No. 1 is amended (decreased); and
- AQMA No. 4 is revoked.

Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted Air Quality Action Plan (AQAP).

Most recently actions to improve air quality in Ipswich Borough have included:

- In November 2020 Ipswich Borough Council consulted on the Draft Low Emissions Supplementary Planning Document (SPD). The consultation closed on the 13<sup>th</sup> January 2021. The SPD provides guidance to applicants as to how the Council expects air quality to be addressed through planning applications for sites within Ipswich Borough and will ensure that the approach to car parking provision within developments in central Ipswich supports sustainable travel choices, to help manage congestion and associated emissions. The SPD was formally adopted by Ipswich Borough Council on the 17 November 2021 at a meeting of Full Council. The adoption of the Low Emissions SPD will be further reported on in the 2021/2022 AMR.
- The Ipswich Local Plan 2018-2036, which was submitted for public examination on 10 June 2020 and was formally adopted on the 23 March 2022, also now includes a specific development management policy for Air Quality, DM3.
- Local Authorities across Suffolk have been working with Suffolk County Council's

Transport and Public Health colleagues to prepare an 'Air Quality Profile' report for Suffolk. The report aims to increase understanding of the public health impact of poor air quality on health in Suffolk and to act as a catalyst for further action by local authorities, businesses, communities and individuals to improve air quality<sup>6</sup>;

- The Council has taken part in a number of air quality initiatives including Clean Air Day which saw pupils from Cliff Lane Primary School and Officers from Ipswich Borough Council approach cars idling outside the school to talk about how their engines should be switched off to reduce air pollution.
- The Council now have fourteen electric pool cars and seventeen small electric vans within the fleet, replacing a proportion of the older diesel vehicles. The Council is committed to a 3 year programme of upgrading all of the small vehicle fleet to electric vehicles. The Council also provides free to use public electric vehicle charging points in a number of car park locations (Crown Car Park x28, Upper Orwell Street North Car Park x3, Elm Street x2):
- The Council commissioned an air quality modelling study to consider the impacts of air pollutant levels due to changes in road traffic emissions within the IBC administrative area associated with the Ipswich Local Plan Review. Modelled NO<sub>2</sub> concentrations without the Ipswich Local Plan Review proposals in 2026 are predicted to be approximately 33% lower than in the 2017 base year at most human receptors. By 2036, most human receptors are predicted to experience concentrations that are approximately 40% lower than in 2017. With the Ipswich Local Plan Review proposals, most human receptors in 2026 would experience concentrations that are 30% lower than in 2017 without any transport mitigation. The situation in 2036 with the Ipswich Local Plan Review proposals is very similar to that without where most human receptors experience concentrations that are approximately 40% lower than in 2017.

## Recorded Crime Figures

As of 31<sup>st</sup> 2017 domestic burglary is no longer recorded and has been replaced by a new statistical category of residential burglary.

The recorded crime figures for 2020/21 were:

- |                        |   |
|------------------------|---|
| • Violence with injury | 1934  |
| • Sexual offences      | 954   |
| • Burglary             | 886 (domestic burglary data no longer recorded) |
| • Robbery              | 150   |

The recorded crime figures for 2019/20 were:

- |                        |   |
|------------------------|---|
| • Violence with injury | 1749  |
| • Sexual offences      | 759   |
| • Burglary             | 603 (domestic burglary data no longer recorded) |
| • Robbery              | 272   |

The recorded crime figures for 2018/19 were:

- |                        |   |
|------------------------|---|
| • Violence with injury | 2212  |
| • Sexual offences      | 1067  |
| • Burglary             | 961 (domestic burglary data no longer recorded) |
| • Robbery              | 314   |

The recorded crime figures for 2017/18 were:

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<sup>6</sup> [https://www.healthysuffolk.org.uk/uploads/Suffolk\\_Air\\_Quality\\_Profile.pdf](https://www.healthysuffolk.org.uk/uploads/Suffolk_Air_Quality_Profile.pdf)



- Violence with injury 2318
- Sexual offences 972
- Burglary 1277 (domestic burglary data no longer recorded)
- Robbery 299

Figures on the number of crimes recorded by the police are published by the Office for National Statistics. Within Suffolk, these figures can be broken down into the Community Safety Partnership areas of Ipswich, Suffolk Coastal, Waveney and Western Suffolk (comprising Babergh, Forest Heath, Mid Suffolk and St Edmundsbury). Overall, Suffolk has lower crime rates than the England average (70.7 v 83.0 recorded crimes per 1,000 residents). However, there is variation between the Community Safety Partnership areas, with the recorded crime rates in Ipswich (116.2 per 1,000) and Waveney (83.0 per 1,000) being higher than and comparable to England, respectively. Ipswich is a priority borough for support in relation to gang and serious youth violence and is a Home Office Ending Gang and Youth Violence area. The Council is continuing to working with local police and community partners to ensure that appropriate opportunities to design out crime have been taken prior to the commencement of any project and as part of the on-going management of any open spaces, sport or recreational facilities.

### Creation of a Cohesive Town

Ipswich Town Centre has been awarded the Purple Flag accreditation recognising excellence in the management of the town centre at night. Ipswich has been accredited since 2012. Entertainment areas that achieve the standard are those that offer a better night out to visitors. The 2020/21 monitoring period recorded no at events across the Borough, because of government restrictions due to the COVID-19 pandemic.

The 2022 Ipswich Local Plan includes a new Policy (DM29) which will encourage and support the sustainable growth of Ipswich's evening and nighttime uses including the arts, culture and entertainment uses that can appeal to a wide cross-section of the population and a variety of age groups. This will be further reported on in the 2021/2022 AMR.

**Table 49: Totals of All Events Including One-Off Annual Events**

<b>Indicator 1 - Totals of all events including one-off annual events.</b>						
	2015-16	2016-17	2017-18	2018 - 19	2019-20	2020 - 21
IP-Art (all events)	45,000	49,000	40,000	-	-	-
Music Day		21,000	23,000	22,000	24,000	-
Maritime Ipswich	40,000	65,000	65,000	65,000	55,000	-
Great East Run****	2,000	3,000	N/A	3,000	4,000	-
Skyride	7,000	0	N/A	-	-	-
Speciality Markets	5,000***	0	6,000	55,000	62,000	-
Other one-off events	35,200	60,000	56,000	71,100	261,870	-
<b>Total</b>	<b>134,200</b>	<b>198,000</b>	<b>190,000</b>	<b>216,100</b>	<b>406,870</b>	<b>0</b>

**Table 50: Organised Visitor Groups to Ipswich Museum, Galleries and Christchurch Mansion**

<i>Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups (including schools)</i>					
	2016/17	2017/18	2018/19	2019/20	2020/21
Ipswich Museum & Art Gallery	51,782	59,109	59,679	73,266	0
Christchurch Mansion	40,600	46,549	62,839	83,420	0
<b>Total</b>	<b>92,382</b>	<b>105,658</b>	<b>122,518</b>	<b>156,686</b>	<b>0</b>

**Table 51: Total Tickets Issues/ Visitors**

	<i>Regent Theatre</i>	<i>Corn Exchange</i>	<i>Total</i>
2016/17	137,711	17,945	155,656
2017/18	166,494		166,494
2018/19	157,603	154,590	172,361
2019/20	14,758	26,050	180,640
2020/21	0	0	0

**Table 52: Crime Figures Recorded**

<i>Target – Crimes Recorded figures in comparison to averages over past three years*</i>				
	Violence with Injury	Serious sexual offences	Domestic burglary**	Robbery
2011 - 2012	1,349	199	1,232	203
2012 - 2013	1,185	170	1,233	154
2013 - 2014	1,020	141	895	109
2014 - 2015	1,782	187	231	59
2015 - 2016	1,452	194	221	68
2016 - 2017	1,530	228	454	128
	Violence with injury	Sexual offences	Burglary	Robbery
2017 - 2018	2318	972	1277	299
2018 - 2019	2212	1067	961	314
2019 - 2020	1749	759	603	272
2020 - 2021	1934	954	886	150

\* As of 31st 2017 domestic burglary is no longer recorded and has been replaced by a new statistical category of burglary.

## Appendix 12 – Objective 12: Ipswich Policy Area

### Objective:

To work with other local authorities in the Ipswich Strategic Planning Area (ISPA) and with community partners to ensure a co-ordinated approach to planning and development.

### Target:

To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.

#### ***Indicator 1 - Joint working taking place through ISPA Board (or equivalent forum)***

The Localism Act 2011 requires planning authorities to engage constructively, actively and on an ongoing basis with other prescribed bodies in relation to strategic cross-boundary planning matters.

The Ipswich Strategic Planning Area covers the geographic areas of Ipswich Borough Council, Babergh District Council, Mid Suffolk District Council and the former Suffolk Coastal District area of East Suffolk Council (the Ipswich Housing Market Area and Ipswich Functional Economic Area). The authorities within this area have a long-established history of working together on cross-boundary planning matters, including through the former Ipswich Policy Area Board.

The ISPA Board, which evolved from the Ipswich Policy Area Board, comprises a Councillor representative from each of these authorities and from Suffolk County Council. The [Terms of Reference](#) for the Board were produced in March 2018 and revised in July 2019, and identify the function of the Board as being:.

- To provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Strategic Planning Area, recognising Ipswich and neighbouring communities as a major economic growth area within the Greater Ipswich sub region, County of Suffolk and New Anglia Local Enterprise Partnership area.
- To enable them to co-operate as local planning authorities on the preparation and monitoring of their Local Plans and share relevant evidence and intelligence
- To provide a mechanism to ensure that all partners and stakeholders work together to deliver the housing and employment growth requirements for the Ipswich Strategic Planning Area and coordinate the delivery of the necessary infrastructure – including transport, education, skills, power, green infrastructure, flood and coastal defences.  
To produce and facilitate agreement, and keep under review as necessary, Statement(s) of Common Ground in relation to the above.

The local planning authorities within the ISPA are committed to co-operate on the preparation and monitoring of their Local Plans and have subsequently been working together on the production of evidence and the identification of appropriate outcomes to address cross boundary planning matters.

As advocated by the National Planning Policy Framework, this work has been documented through the production of a Statement of Common Ground.

The [Statement of Common Ground](#) has been updated and evolved to respond to the progression of

the production of local plans, the production and updating of evidence and changes in national policy and guidance. The Statement of Common Ground has been updated and published as follows during the 2020/21 monitoring period:

- Statement of Common Ground Version 7 – March 2021: signed and published alongside submission of the Babergh and Mid Suffolk Joint Local Plan (under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012).

***Target - To achieve effective cross boundary working on housing, strategic greenspace and employment site provision***

Much of the work on joint evidence to inform the local plans was undertaken on behalf of the Ipswich Strategic Planning Authorities prior to the 2020/21 monitoring period and is documented in the Statement of Common Ground. During the monitoring period the Councils have co-operated further on the production of the following evidence:

- Local Transport Modelling (ongoing);
- Implementation of the Suffolk Coast RAMS (Recreational disturbance Avoidance and Mitigation Strategy).

## Appendix 13 – Monitoring against the Sustainability Appraisal

**Table 54: SEA Objectives and Indicators**

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
ET1. To improve water and air quality	ET1a. Air and water quality	Water quality in rivers	See Objective 2 and Objective 6
		Ground water quality	
		No. of days of air pollution	
		No. of Air Quality Management Area (QMA) and dwellings affected	
		Achievement of Emission Limit Values	
ET2. To conserve soil resources and quality	ET2a. Area of contaminated land returned to beneficial use		See Objective 3
	ET2b. Development of brownfield land	(See ET10a)	
	ET2c. Density of new development	Density figures	
ET3. To reduce waste	ET3a. Tonnage of household waste produced and recycled	Percentage of household (and municipal) waste recycled	See Objective 1
ET4. To reduce the effects of traffic on the environment	ET4a. Traffic volumes, access to local services and journeys taken by sustainable modes of transport	Green travel plans submitted with major applications	See Objective 6
		Percentage of journeys to work undertaken by sustainable modes	
		Percentage of children travelling to school by sustainable modes	
		Car parking standards (compliance with PPG13 standards)	
		Proportion of major new developments that provide a mix of uses	
ET5. To improve access to key services for all sectors of the population	ET5a. Proportion of new developments with access to key services by walking, cycling and public transport		See Objective 4
ET6. To reduce contributions to climate change	ET6a. Level of energy efficiency in homes and energy consumption	Level of per capita consumption of electricity	See Objective 1
		Level of energy efficiency in homes	
		Percentage of energy needs in new developments met by renewable energy	
ET7. To reduce vulnerability to climatic events and increasing sea levels	ET7a. Developments at risk of flooding	No. of planning applications approved where EA have objected on flood risk grounds	See Objective 7
	ET7b. Effects of heat	No. of properties at risk of flooding that are within 1,000 year return period flood risk area (EA)	See Objective 8
		Provision of shading and greening (i.e. avoiding the heat island effect)	
ET8. To conserve and enhance biodiversity and geodiversity, including Favourable conditions on SSSIs, SPAs and SACs	ET8a. Area (ha) of woodland		See Objective 8
	ET8b. Changes in extant of Natura 2000 sites		
	ET8c. Extent and condition of key habitats for which BAPS have been established		
ET9. To conserve and, where appropriate, enhance areas of historical importance	ET9a. Risks to listed buildings, conservation areas and historic parks and gardens	No. of listed buildings and buildings at risk	See Objective 8
		Area (ha) of historic parks and gardens	
		No. and area (ha) of Conservation Area and Article 4 Directions	
		No. of Conservation Appraisals completed and enhancement schemes implemented	
	ET9b. Planning permissions adversely affecting known or potential designated assets (historic buildings, archaeological sites etc)		See Objective 8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	ET10a. Percentage / No. of new dwellings completed / committed on brownfield land	Percentage / No. of new dwellings completed on previously developed land	See Objective 3
		Percentage of existing housing commitments on previously developed land	
		No. of vacant dwellings	
	ET10b. Area (ha) of designated landscapes – Area of Outstanding Natural Beauty (AONB)		
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	EA11a. Percentage of SSSIs, SPAs and SACs in good condition		See Objective 8
HW1. To improve the health of those in most need	HW1a. Proportion of population with access to hospital / GP / Dentist		See Objective 3
	HW1b. Proportion of journeys to work by foot or by bicycle		See Objective 6
	HW1c. How children travel to school (QOL / BVPI)		See Objective 6
HW2. To improve the quality of life where people live and encourage community participation	HW2a. Play and open space quality, quantity and accessibility	Change in existing outdoor play space provision	See Objective 5
		Change in existing provision of children's play space	
		Change in provision of open space	
ER1. To reduce poverty and social exclusion	ER1a. Proportion of population who live in wards that rank within the 10% most deprived in the country		See Objective 10

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
	ER1b. Provision of childcare	No. of neighbourhood nurseries available	Data not available
		No. of childcare places available	Data not available
ER2. To offer everybody the opportunity for rewarding and satisfying employment	ER2a. Data relating to employment and economic activity in the area Average Earnings	Unemployment rate	See Objective 10
		Long term unemployment (NOMIS)	
ER3. To help meet the housing requirements for the whole community	ER3a. Data relating to housing including stock type, land availability and affordability	Homelessness	See Objective 3
		Housing stock (SSAG)	
		Housing land availability	
		Affordable housing	
		Housing types and sizes (links to ET2c: housing density)	
		Average property price to income ratio	
		No. of unfit houses per 1,000 dwellings (BVPI)	
	ER3b. Identify sites to meet RSS housing requirements		
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	ER4a. Planning consents for employment uses and take up of employment floorspace	Take up of employment floorspace	See Objective 3
		Employment permissions and completions	
		Planning consents for B1, B2 and B8 uses	
	ER4b. Data relating to businesses and employment issues	No. / Percentage employed by employment division	See Objective 3
		No. / Percentage businesses by main industry type	
		No. / Percentage employed by size (no. of employees)	
		No. / Percentage employed by industry type in key sectors	
		Comparative industrial / office rental costs	
ER5. To revitalise town centre		Percentage of town centre units within A1 uses	See Objective 3
		No. / Percentage of vacant retail units in town centre	
		Percentage of town centre where 'liveability' has been enhanced through public realm work	
ER6. To encourage efficient patterns of movement in support of economic growth	ER6a. No. / Percentage of people working from home	Borough statistics	See Objective 6
		Live work units provided on major sites	
	See ET4a		
ER7. To encourage and accommodate both indigenous and inward investment	ER7a. Business start- ups and closures		See Objective 3
	ER7b. No. of business enquiries to SDA / LA / SCC by types and size of site		
	ER7c. Employment and accessibility, permissions and allocations	Employment land availability	
		Employment permissions and allocations	
CL1. To maintain and improve access to education and skills in the population overall	CL1a. GCSE attainment levels (Grades A* - C)	% of year 11 pupils gaining 5+ A-C grades at GCSE	See Objective 10
	CL1b. Proportion of the population with no qualifications	Proportion of the population with no qualifications	
CD1. To minimise potential opportunities for and anti-social activity	CD1a. Recorded crime per 1,000 population		See Objective 11
	CD1b. Burglary rate	Burglary rate per 1000 population (SDA)	
	CD1c. Fear of crime (QOL, Suffolk Speaks, British Crime Survey)	% of respondents who feel safe in the place where they live	
		% of respondents who feel their area is safe within low levels of crime and disorder	
	CD1d. Number of noise complaints (Environmental Health Departments Statistics)	No. of domestic noise complaints	

## WEB LINKS

### **GENERAL**

The full Housing White Paper can be downloaded here: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

### **OBJECTIVE 1**

Design Standards and Sustainable homes target data is monitored through internal sources only, and is not available other than in this document when it is published.

### **OBJECTIVE 2**

Local Authority CO2 emissions estimates

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

Ipswich Borough Council Air Quality Management

<https://www.ipswich.gov.uk/airqualitymanagement>

Electricity consumption

<https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>

Ipswich Low Emissions SPD

<https://www.ipswich.gov.uk/content/draft-low-emissions-supplementary-planning-document-spd>

### **OBJECTIVE 3**

Ipswich Strategic Housing and Economic Land Availability Assessment Jan 2020

[https://www.ipswich.gov.uk/sites/default/files/shelaa\\_january\\_2020\\_final.pdf](https://www.ipswich.gov.uk/sites/default/files/shelaa_january_2020_final.pdf)

Ipswich Housing Delivery Action Plan

<https://www.ipswich.gov.uk/content/draft-housing-delivery-action-plan>

Ipswich Self-build and Custom Build Register

[https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/ipswich\\_borough\\_council\\_self\\_build\\_and\\_custom\\_build\\_register\\_monitoring\\_report\\_2021.pdf](https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/ipswich_borough_council_self_build_and_custom_build_register_monitoring_report_2021.pdf)

Ipswich Employment Land Availability Report

<https://www.ipswich.gov.uk/content/land-availability>

East of England Forecasting Model

<http://cambridgeshireinsight.org.uk/EEFM>

### **OBJECTIVE 4**

N/A

### **OBJECTIVE 5**

Green Flag Awards

<https://www.ipswich.gov.uk/content/13-green-flags-%E2%80%93-that%E2%80%99s-lucky-ipswich>

Equipped play area strategy

<https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/Draft-Play-Strategy-2014-2021.pdf>

Ipswich Towns Fund  
<https://www.ipswich.gov.uk/about-the-towns-fund>

### **OBJECTIVE 6**

Ipswich Cycling Strategy SPD

<https://www.ipswich.gov.uk/content/cycling-strategy-spd-0>

Travel to Work Survey Report 2020

[https://www.healthysuffolk.org.uk/uploads/2021-02-02\\_Travel\\_to\\_Work\\_Survey\\_Report\\_2020.pdf](https://www.healthysuffolk.org.uk/uploads/2021-02-02_Travel_to_Work_Survey_Report_2020.pdf)

### **OBJECTIVE 7**

Data on local application of Environment Agency advice.

Draft Ipswich Flood Risk SPD

<https://www.ipswich.gov.uk/content/development-and-flood-risk-spd>

### **OBJECTIVE 8**

Data on protected habitats and buildings at risk is monitored through internal sources only, and is not available other than in this document when it is published.

### **OBJECTIVE 9**

Department of Education for Ipswich Schools

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

### **OBJECTIVE 10**

Unemployment Statistics

<https://www.nomisweb.co.uk/>

Department of Education – School and Local Statistics

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

Department of Communities and Local Government - English indices of deprivation

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

### **OBJECTIVE 11**

Ipswich Borough Council Air Quality Annual Status Reports

<https://www.ipswich.gov.uk/airqualitymanagement>

Purple Flag Award

<https://www.ipswich.gov.uk/content/purple-flag>

PCC or Suffolk Police websites

<http://www.suffolk-pcc.gov.uk/>

Office of National Statistics, Crime in England and Wales: year –ending Mar 2017

<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice>



## **OBJECTIVE 12**

### **STATUTORY INDICATORS**

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012  
<http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

## GLOSSARY

AMR	Authority Monitoring Report	A report prepared annually to monitor progress with preparing the Local Plan and the extent to which planning policies are delivering positive outcomes and other strategic Council functions of relevance are performing.
CO <sub>2</sub>	Carbon Dioxide	CO <sub>2</sub> or Carbon Emissions into the atmosphere contribute to global warming and as a result climate Change. CO <sub>2</sub> emissions are recorded in tonnes of carbon emissions for each member of the population or <i>(t) per capita</i> .
CIL	Community Infrastructure Levy	Local Authorities are empowered to set a charge for most developments, through a simple formula related to the scale and type of a scheme. The proceeds of the levy must be spent on local and sub-regional infrastructure to support the development of the area. Currently the Council does not have CIL in place.
	Core Strategy and Policies DPD	The Core Strategy and Policies DPD forms part of the Local Plan, and is formed of a Strategic Vision, Spatial Strategy, and development management policies.
CfSH	Code for Sustainable Homes	National standard for key elements of design and construction, which affect the sustainability of a new home. It was used by home designers and builders as a guide to development until 2015 when it was abolished.
	Corporate Plan	The Council's plan which sets out the strategic objectives of the Council as a whole.
DPH	Density or dwellings per hectare	A term relating to the amount of new housing in a specific area. E.g. High density refers to 90 - 110 dwellings per hectare or DPH. Medium density refers to new housing of at least 40 dph, and low density refers to new housing under 40 dph.
DPD	Development Plan Document	A local development document in the Local Plan which forms part of the statutory development plan. The Core Strategy and Policies is a DPD
FRA	Flood Risk Assessment	Carried out by, or on behalf of, a developer to assess the risk to a development site and to demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.
FTE	Full Time Equivalent	The method in capturing those in employment or education who are either in full-time or part-time, as a single figure.
	Ipswich Northern Fringe	An area to the North of Ipswich located between Henley Road and Tuddenham Road that is identified for the delivery of housing and associated infrastructure. Now known as the Ipswich Garden Suburb.

GIS	Geographical Information System	A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data
ISPA	Ipswich Strategic Policy Area	An area extending across the tight administrative boundary of Ipswich into adjacent Local Authorities, where a coordinated approach to strategic planning for housing, employment and infrastructure takes place.
KS2, KS4, KS5	Key Stage 2, 4 or 5	Place in the education system based on key stages. KS2 represents the year prior to going to middle school. KS4 represents the year of GCSE examinations. KS5 represents 16 - 18 years education most often A level examinations.
LDD	Local Development Document	A general term for a document in the Local Plan. It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Modal Shift	Movement in the use of preferential method of transport from one use (such as private car) to another (such as public transport).
NPPF	National Planning Policy Framework	Central Government planning policy laid down in a written framework, with the main aim being to achieve sustainable development.
PDL	Previously Developed Land	Land that is or was occupied by a permanent structure including the boundary of the developed land and any associated fixed surface infrastructure.
SEA	Strategic Environmental Assessment	A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
SHELAA	Strategic Housing Employment Land Availability Assessment	The Strategic Housing and Economic Land Availability Assessment is a key component of the evidence base underpinning the Local Plan, by identifying a list of sites which may be suitable and available for housing and employment development.
	Soundness Tests	In the process of examining a planning document an inspector assesses whether the document is positively prepared, justified, effective and consistent with national policy.
SPD	Supplementary Planning Document	A local development document that provides further guidance on policies in the development plan documents. They do not have development plan status.