

**Housing Land Availability**  
**(at 1<sup>st</sup> April 2014)**  
**March 2015**

**IPSWICH LOCAL PLAN**

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## **Housing Land Availability 1<sup>st</sup> April 2014**

This document sets out data relating to residential development in Ipswich as at 1<sup>st</sup> April 2014. It provides a summary of residential development from 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2014, an assessment of the availability of land for future residential developments and monitoring data for the Ipswich Local Plan 1997.

Table 1 Net Housing Completions from 1<sup>st</sup> April 2001 (including the proportion of dwellings built on previously developed land (PDL), affordable housing and dwellings built within the ‘IP-One’ area). Table 1a shows a breakdown of the number of houses and flats.

Table 2 Housing Land Availability at 1<sup>st</sup> April 2014.

Table 3 Sites (with 10 or more dwellings) with planning permission at 1<sup>st</sup> April 2014 (including sites under construction and details of where the criteria of Tables 1, 4 and 5 may apply), and a summary of sites with fewer than 10 dwellings. Table 3a provides a list of sites which include Student Accommodation and Table 3b a list of applications for Care Homes.

Table 4 Sites where the Planning and Development Committee has resolved to grant Planning Permission subject to the satisfactory signing of a Section 106 agreement as at 1<sup>st</sup> April 2014.

Table 5 The status of sites allocated for residential use in the Ipswich Local Plan 1997.

Table 6 Sites from the Ipswich Strategic Housing Land Availability Assessment Update (SHLAA) (November 2013).

Further information on the data, other relevant documents and sources of information is set out at the end of this report.

**TABLE 1**  
**Net Housing Completions from 1<sup>st</sup> April 2001**

	Total Dwellings	Previously Developed Land		Affordable Housing		Within 'IP-One' area		Self contained student accom	Self contained C2 accom
			%		%		%		
<b>April 2001 – March 2002</b>	347	267	77	31	9	45	13	-	
<b>April 2002 – March 2003</b>	468	402	86	157	34	10	2	-	
<b>April 2003 – March 2004</b>	566	469	83	107	19	172	30	-	
<b>April 2004 – March 2005</b>	717	677	94	102	14	428	60	-	
<b>April 2005 – March 2006*</b>	782	759	97	156	20	308	39	-	
<b>April 2006 – March 2007</b>	985	972	99	163	17	321	33	-	
<b>April 2007 – March 2008</b>	1413	1413	100	329	23	779	55	-	
<b>April 2008 – March 2009~</b>	899	884	98	245	27	501	56	45	
<b>April 2009 – March 2010</b>	389	377	97	26	7	232	60	0	
<b>April 2010 – March 2011</b>	337	303	90	135	40	109	32	151	
<b>April 2011 – March 2012</b>	283	203	72	152	54	51	18	0	
<b>April 2012 – March 2013</b>	96	59	61	7	7	13	13	0	4
<b>April 2013 – March 2014</b>	167	137	82	44	26	58	35	0	61
<b>Total</b>	<b>7449</b>	<b>6922</b>	<b>93</b>	<b>1610</b>	<b>22</b>	<b>3027</b>	<b>41</b>		
July 1996 – March 2001	1049	884	84	212	20	230	22		

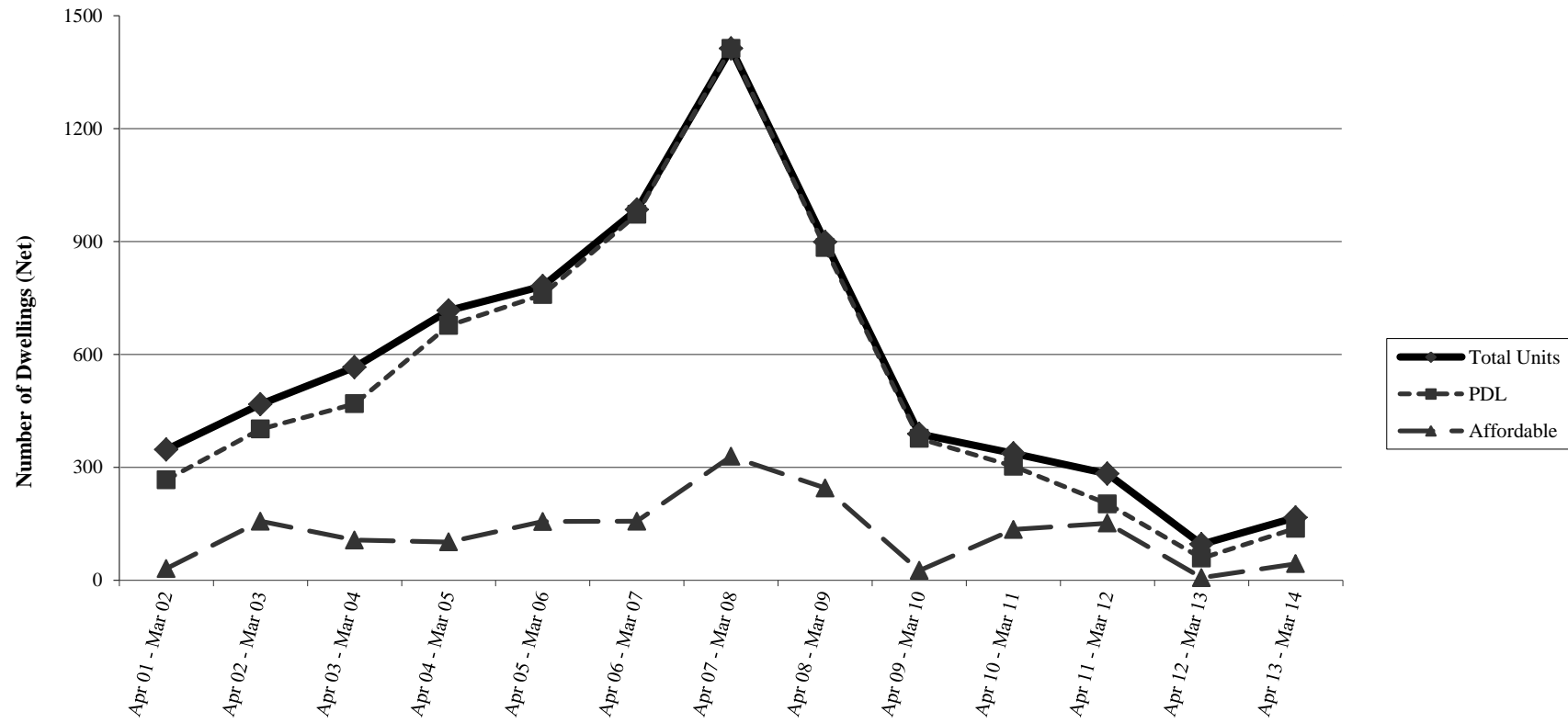
This table illustrates the overall change to the housing stock in number of units (gains and losses are included). Communal housing and any form of accommodation that is not self-contained are not included. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's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

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

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

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

## Net Housing Completions from 1<sup>st</sup> April 2001



**TABLE 1a**  
**Net Housing Completions by Type/Size of Dwelling**

(Temporary dwellings are included from April 2008. Student accommodation units are not included)

	Total Dwellings	Houses							Flats						
		No of Bedrooms							No of Bedrooms						
		Total	%	1	2	3	4+	NK	Total	%	1	2	3	4+	NK
<b>April 2003 – March 2004</b>	566	<b>285</b>	50	0	36	93	51	105	<b>281</b>	50	19	234	5	1	22
<b>April 2004 – March 2005</b>	717	<b>223</b>	31	1	14	31	2	175	<b>494</b>	69	62	156	0	0	276
<b>April 2005 – March 2006</b>	782	<b>206</b>	26	3	35	34	21	113	<b>576</b>	74	134	232	4	2	204
<b>April 2006 – March 2007</b>	985	<b>300</b>	31	6	90	67	77	60	<b>685</b>	69	199	263	2	1	220
<b>April 2007 – March 2008</b>	1413	<b>331</b>	23	14	100	79	70	68	<b>1082</b>	77	289	545	25	0	223
<b>April 2008 – March 2009</b>	899	<b>168</b>	19	8	54	72	25	9	<b>731</b>	81	188	422	9	0	112
<b>April 2009 – March 2010</b>	389	<b>96</b>	25	1	13	46	34	2	<b>293</b>	75	112	172	5	0	4
<b>April 2010 – March 2011</b>	337	<b>149</b>	44	6	41	79	21	2	<b>188</b>	56	35	103	13	0	37
<b>April 2011 – March 2012</b>	283	<b>116</b>	41	0	17	49	34	16	<b>167</b>	59	39	131	0	0	-3
<b>April 2012 – March 2013</b>	96	<b>72</b>	75	0	5	34	25	8	<b>24</b>	25	15	11	0	0	-2
<b>April 2013 – March 2014</b>	167	<b>127</b>	76	0	13	27	41	46	<b>40</b>	24	11	31	2	0	-4
<b>Total</b>	<b>6634</b>	<b>2073</b>	<b>31</b>	<b>39</b>	<b>418</b>	<b>611</b>	<b>401</b>	<b>604</b>	<b>4561</b>	<b>69</b>	<b>1103</b>	<b>2300</b>	<b>65</b>	<b>4</b>	<b>1089</b>

The figures shown in Table 1a are the net housing completions since April 2003. These are calculated by deducting the loss of dwellings from the gross housing completions.

The figures below for April 2013 to March 2014 show the gross housing completions (which include conversion, change of use and temporary) for this year together with the new build element for information.

April 2013 - March 2014	Total Dwellings	Houses							Flats						
		No of Bedrooms							No of Bedrooms						
		Total	%	1	2	3	4+	NK	Total	%	1	2	3	4+	NK
<b>Gross completions</b>	213	<b>144</b>	68	0	13	28	43	60	<b>69</b>	32	12	31	3	0	23
<b>New build completions</b>	156	<b>131</b>	84	0	12	28	41	50	<b>25</b>	16	2	21	0	0	2

**TABLE 2**  
**Ipswich Borough Council**  
**Housing Land Availability – 1<sup>st</sup> April 2014**

See Table 3	Dwellings with Planning Permission but not commenced.	1,643
See Table 4	Dwellings with Planning Permission subject to the satisfactory signing of a Section 106 agreement.	606
See Table 5	Units within sites allocated for housing in Ipswich Local Plan 1997 that do not feature in Tables 3 or 4 and were not under construction at 1 <sup>st</sup> April 2014.	69
See Table 6	Units from the Strategic Housing Land Availability Assessment 2010 that do not feature in Tables 3, 4 or 5 and were not under construction at 1 <sup>st</sup> April 2014.	5,625
	<b><u>Total number of dwellings</u></b>	<b><u>7,943</u></b>

In addition to the totals of Tables 1 and 2 there are **620 dwellings under construction** at 1<sup>st</sup> April 2014.

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This table illustrates the overall availability of additions to the housing stock in number of dwellings (potential gains and losses are included). Communal housing and any form of accommodation that is not self-contained is not included.

**TABLE 3****Sites with planning permission (including sites under construction) at 1<sup>st</sup> April 2014 (ten or more dwellings)**

(all remaining dwellings on sites are expected to be completed by 31/3/2020 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP016	IP/12/00895/REM	Co-operative Works, 50 Suffolk Road	25/01/2014	14	1.000	New build 14 two and three storey houses <ul style="list-style-type: none"> <li>Part of housing site 6.15 in Ipswich Local Plan 1997</li> </ul>	0	14	0
IP023	IP/12/00429/FUL	Fire Station HQ, Colchester Road	09/04/2013	59	1.476	New build houses and flats. PDL.	23	36	0
Most of IP038	IP/10/00867/FUL	7-11 Great Whip Street	18/02/2011	307	1.195	New build 307 residential units, 79 C2 units and mixed commercial space. PDL <ul style="list-style-type: none"> <li>Housing site 5.13 in Ipswich Local Plan 1997</li> <li>Housing/mixed use site 5.10 in Ipswich Local Plan – 1<sup>st</sup> Deposit Draft 2001#</li> </ul>	160	122	25
IP042	IP/12/00700/OUT	6 to 28 Landseer Road & part Cliff Brewery, Cliff Road	19/12/2013	27	1.64	Part demolition of existing buildings. Erection of mixed use development including 27 flats. PDL.	27	0	0
Part IP047	IP/08/00953/FUL	Redevelopment site, Grafton Way	07/02/2011	129	3.134	New build mixed use development including retail store, retail/restaurant units, hotel and residential units. PDL. Application valid until 7/2/2015. Not likely to be developed.	129	0	0
IP059 b	IP/10/00823/FUL	Arclion House, 178-184 Hadleigh Road	03/12/2013	18	0.345	New build 15 houses and 3 flats following demolition of existing buildings. PDL.	18	0	0
IP065	IP/13/00368/FP13	Former Four-O-Five Sports & Social Club, Bader Close	29/11/2013	108	3.22	New build 108 houses and bungalows. Greenfield.	108	0	0
IP073	IP/11/00980/REM	Former Thomas Wolsey School, 642 Old Norwich Rd	05/03/2012	48	1.33	New build 45 houses and 3 flats. PDL	0	4	44
Part IP074	IP/13/00226/VC	Reeves Yard and the Black Barn, Upper Orwell Street.	08/04/2010	12	0.073	New build 12 flats in 2 and 3 storey blocks. PDL. Renewal of IP/06/01085/FUL & IP/10/00056/VC.	12	0	0

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP084 b	IP/05/00641/FUL	St Helen's Court, County Hall, St Helen's Street	06/10/2005	78	0.820	Change of use from offices to 50 flats and new build 28 flats (1 house – superseded by 07/00297). PDL	50	0	28
IP088	IP/12/00114/VC	Gospel Hall, 79 Cauldwell Hall Road	12/03/2012	16	0.298	New build 15 2.5 storey dwellings and 1 bungalow. PDL	15	1	0
IP090	IP/11/00334/VC	Eastway Business Park, Europa Way	11/07/2011	142	1.52	New build food store, retail units, 110 flats and 32 retirement dwellings. PDL	142	0	0
IP129	IP/12/00654/OUT	BT Depot, Woodbridge Road (50 Russet Road)	14/10/2013	39	1.008	New build up to 39 flats. PDL	39	0	0
Part IP130	IP/10/00871/CON	74-76 Norwich Road	05/11/2010	11	0.044	New build 2 retail units and 11 one-bedroom flats. Variation of conditions of IP/05/00792/FUL. PDL	0	11	0
IP132	IP/10/00343/FUL	4 College Street and St Peter's Warehouse, Bridge Street	14/04/2011	64	0.211	New build 10, 4 and 2 storey buildings & alterations to 4 College Street to provide 64 flats. PDL. <ul style="list-style-type: none"> <li>Part of mixed use site 5.4 in Ipswich Local Plan – 1<sup>st</sup> Deposit Draft 2001#</li> </ul>	64	0	0
IP135	IP/11/00247/VC	112-116 Bramford Road	19/09/2011	24	0.219	New build 24 apartments and 2 commercial units. PDL <ul style="list-style-type: none"> <li>Part of site 6. 4 in Ipswich Local Plan – 1<sup>st</sup> Deposit Draft 2001</li> </ul>	24	0	0
IP150	I/98/0314/OLI	Ravenswood, Nacton Road	26/08/1998	1250	32.300	New build residential development - 1,000 units (IP/04/00373/VC1 approved further 200 units on site. IP/07/00765/OUT increases number to 1250 units). PDL <ul style="list-style-type: none"> <li>Housing site 6.1 in Ipswich Local Plan 1997</li> </ul>	105	7	1138
	(I/99/0062/RM	Part Phase I	22/07/1999	220		188 houses and 32 flats	0	0	220)
	(I/99/0077/FP	Part Phase I	22/07/1999	46		29 houses, 8 bungalows & 9 flats	0	0	46)
	(IP/00/0962/FP	Phase 2 (areas E and F)	16/03/2001	168		houses	0	0	168)
	(IP/01/0180/RM	Phase 3	12/04/2001	90		flats and houses	0	0	90)
	(IP/02/00039/FUL	Areas G and H	12/11/2002	125		houses and flats	0	0	125)
	(IP/02/00535/FUL	Area N and part area J	05/08/2002	78		houses and flats	0	0	78)
	(IP/03/00268/REM	Area K	22/05/2003	59		dwellings	0	0	59)
	(IP/03/00816/REM	Areas O and P	18/09/2003	79		houses and flats	0	0	79)
	(IP/04/00577/REM	Area L	27/07/2004	55		dwellings	0	0	55)
	(IP/04/01291/REM	Part area Q and Area R	02/03/2005	45		dwellings	0	0	45)
	(IP/05/00285/REM	Area M and part areas Q and R	17/06/2005	95		dwellings	0	0	95)
	(IP/07/00715/FUL	Area I	04/10/2007	35		flats, bungalows and houses	0	0	35)
	(IP/07/00765/OUT	Areas S, T, U, V, W	15/11/2007	155		flats, bungalows and houses (bringing total dwellings to 1,250). 78 of these units have been superseded by IP/08/00246/REM	105	7	43)



Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP161	IP/07/00118/FUL	2 Park Road	19/04/2007	13	0.347	Conversion of house to 14 flats including 3 storey rear extension	0	13	0
IP168	IP/05/01010/FUL	The Centre, Stoke Park Drive	24/01/2006	31	0.350 residential area (whole site 2.450ha)	Redevelopment of shopping centre with 20 flats above to provide 51 apartments, supermarket (completed), small retail units and medical centre. PDL. (Likely to be developed as 31 apartments giving a net gain of 11 units)	51	0	-20
IP169	IP/12/00087/FUL	23-25 Burrell Road	24/05/2012	14	0.081	Change of use and extension of former commercial building to provide 14 flats. PDL	14	0	0
IP176	IP/12/00101/FUL	7-9 Woodbridge Road	12/06/2012	14	0.045	New build flats and retail/office unit. PDL	14	0	0
IP200	IP/05/00819/FUL	Griffin Wharf (Waterside Works), Bath Street.	22/11/2005	265	3.440	New build houses and apartments and commercial floor space. PDL (Application originally for 464 units on 4.62 hectares. Part superseded by IP/11/00432/FUL and IP/11/00507/FUL below)	152	0	113
	IP/11/00432/FUL	Land adjacent Anduff Car Wash, Hawes Street	13/10/2011	21	0.39	New build 21 houses (supersedes hotel and commercial element of IP/05/00819/FUL)	6	0	15
	IP/11/00507/FUL	Land at Discovery Avenue	23/12/2011	132	0.79	New build apartments in two 5 storey blocks (supersedes 199 apartments of IP/05/00819/FUL)	132	0	0
	IP/13/00346/FUL	Rear of 13-21 Virginia Street	09/09/2013	3	0.07	New build 3 town houses	3	0	0
IP205	IP/02/01241/FUL	Burtons Warehouse and Dock Roller Mill, College Street	08/06/2004	196	0.200	New build and part renovation and extension of existing building to provide flats and commercial uses. PDL • Part of mixed use site 5.4 in Ipswich Local Plan – 1 <sup>st</sup> Deposit Draft 2001#	125	0	71
IP206	IP/04/00313/FUL	Former Cranfield Flour Mill ('The Mill'), College Street	25/05/2005	337	0.71	Redevelopment of site for mixed use including apartments and live/work units. PDL. • Part of mixed use site 5.3 in Ipswich Local Plan 1997 • Part of mixed use site 5.4 in Ipswich Local Plan – 1 <sup>st</sup> Deposit Draft 2001#	0	142	195

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP211	IP/05/00296/FUL	Regatta Quay (former Paul's Malt Ltd), Key Street	07/06/2006	315	0.851	Mixed-use redevelopment comprising residential, commercial or theatre (including IP/07/00357/FUL & IP/07/00358/FUL to provide 25 extra units). PDL <ul style="list-style-type: none"> <li>• Part of mixed use site 5.3 in Ipswich Local Plan 1997</li> <li>• Part of mixed use site 5.4 in Ipswich Local Plan – 1<sup>st</sup> Deposit Draft 2001#</li> </ul>	0	206	109
IP223	IP/07/00123/FUL part	Former Hayhill Allotments, Hayhill Road off Woodbridge Road (Phase 1)	11/05/2007	72	1.088	New build 72 dwellings on PDL – remainder of application superseded by Phases 2a and 2b. <ul style="list-style-type: none"> <li>• Part of housing site 6.9 in Ipswich Local Plan 1997</li> <li>• Part of housing site 6.13 in Ipswich Local Plan – 1<sup>st</sup> DD 2001#</li> </ul>	0	0	72
IP223	IP/09/00579/FUL part	Phase 2a, former Hayhill Allotments, Hayhill Road off Woodbridge Road	12/11/2009	29	0.295	New build 29 dwellings on Greenfield land. <ul style="list-style-type: none"> <li>• Housing site 6.18 and part site 6.9 in Ipswich Local Plan 1997</li> <li>• Part of housing site 6.13 in Ipswich Local Plan – 1<sup>st</sup> DD 2001#</li> </ul>	0	0	29
IP223	IP/09/00612/FUL part	Phase 2b, former Hayhill Allotments, Hayhill Road off Woodbridge Road	30/03/2010	203	5.200	New build 203 dwellings on Greenfield land. <ul style="list-style-type: none"> <li>• Housing site 6.18 and part site 6.9 in Ipswich Local Plan 1997</li> <li>• Part of housing site 6.13 in Ipswich Local Plan – 1<sup>st</sup> DD 2001#</li> </ul>	70	11	122
IP246	IP/09/00213/FUL	158-160 London Road	11/06/2009	13	0.064	New build 3 and 4-storey block of 14 flats following the demolition of existing dwelling. PDL	13	0	0
IP253	IP/12/00008/FUL	Electric House, Lloyds Avenue	15/08/2012	13	0.045	Conversion to provide retail and residential space	13	0	0
<b>Total</b>				<b>4,017</b>	<b>63.8</b>		<b>1509</b>	<b>567</b>	<b>1941</b>
Sites with planning permission (including those under construction) which have less than 10 dwellings.				<b>181</b>	(approx 8.0 hectares)		<b>143</b>	<b>53</b>	<b>-6</b>
<b>TOTAL</b> (dwelling units with planning permission -1 <sup>st</sup> April 2014)							<b>1643</b>	<b>620</b>	Included in Table 1

\* A negative number of units in the Number Completed (net gain) column indicates the number of dwellings that have been temporarily lost at 31<sup>st</sup> March 2014 either due to demolition or conversion prior to the new dwellings on site being completed.

# The 1<sup>st</sup> Deposit Draft Local Plan 2001 is no longer considered but sites have been carried forward to the emerging DPD's.

PDL – Previously Developed (Brownfield) Land

**TABLE 3a: Student Accommodation sites with planning permission (including those under construction) at 1<sup>st</sup> April 2014**

(not included in housing completion or supply figures, however all sites are expected to be completed by 31/3/2020 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Student Rooms*	Area (Hectares)	Details
IP011a	IP/11/00572/VC	Lower Orwell Street	25/10/2011	124	0.161	3-4 storey block of student accommodation. Renewal of IP/07/00969/FUL. Site included in Table 6 – 14 dwellings.
IP052	IP/12/00811/VC	Land between Lower Orwell Street and Star Lane	28/01/2013	304	0.384	New build student accommodation and commercial units. Renewal of IP/09/00018/FUL. Site included in Table 6 – 29 dwellings. Not expected to be completed by March 2020.
IP178	IP/11/00414/VC	Island House, Duke Street	06/02/2012	175	0.088	New build student accommodation and commercial units (extension of time of application IP/08/00161/FUL. Site included in Table 6 – 9 dwellings.
IP224	IP/10/00997/VC	32 Foundation Street	17/02/2012	28	0.052	New build part 3/part 4 storey building. Renewal of IP/07/00824/FUL
				<b>631</b>	<b>0.685</b>	

In addition to the above sites the following applications for student accommodation have been granted planning permission subject to the satisfactory signing of a Section 106 agreement: IP/08/00978/FUL on site IP012 (52-60 Grimwade Street), providing 397 rooms on 0.47ha if implemented. Possibility for 35 residential dwellings - see Tables 5 & 6. IP/11/00267/FUL on site IP043 (47 Key Street), providing 405 rooms on 0.7ha if implemented. Possibility for 62 residential dwellings - see Table 6.

**Student Accommodation Completions** provided 80 rooms equivalent to 45 dwellings in 2008/9, none in 2009/10, and 589 rooms equivalent to 151 dwellings in 2010/11. This is in addition to the total completions shown in Table 1

**TABLE 3b: Care Home applications with planning permission (including those under construction) at 1<sup>st</sup> April 2014**

(not included in housing completion or supply figures, however all sites are expected to be completed by 31/3/2020 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	No. of self-contained units	Area (Hectares)	Details
	IP/13/00154/VC	St Matthew's Street		35	0.43	Very sheltered housing units as part of mixed development. Renewal of IP/ 09/00782/FUL
	IP/12/00990/FUL	Humber Doucy Lane		8	0.06	Change of use of outbuilding to 8 self-contained assisted flats. Also IP/11/00066/FUL - change of use from hotel to 45 bed care home.
	IP/12/00858/FUL	Aster Road		0	0.70	80 bed care home.
	IP/13/00320/FUL	Ravenswood		0	0.84	80 bed care home.
				<b>43</b>	<b>2.03</b>	

**Care Home Completions** provided 4 dwellings in 2012/13 and 61 in 2013/14. This is in addition to the total completions shown in Table 1

\*Establishments providing managed residential accommodation were previously not counted in the housing supply. These cover university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) were included. Each self-contained unit was counted as a dwelling. From 2012/13 the Council has shown managed residential accommodation in use class C2 if banded as a separate dwelling for council tax purposes.

**TABLE 4****Sites with Planning Permission subject to the satisfactory signing of a Section 106 agreement at 1<sup>st</sup> April 2014**

(all dwellings on sites are expected to be completed by 31/3/2020 unless otherwise stated)

Site Ref.	Application Number	Address	No. of dwellings (net)	Site Area (hectares)	Details	Greenfield site or Previously Developed Land?
IP040	IP/08/00806/FUL	Westgate Street/Civic Drive	11	1.48	Mixed use development including 11 flats. To be considered with site IP041 in Table 6.	PDL
IP109	IP/12/00192/FUL	The Drift, Woodbridge Road	13	0.42	New build 13 dwellings. Renewal IP/09/00039/FUL	PDL
IP226	IP/04/01173/FUL	Helena Road	566	1.87	Part 1 <sup>st</sup> Deposit Draft 2001 site 5.8. Not expected to be completed by March 2020.	PDL
IP264	IP/13/00372/FUL	28-32 Tacket Street	16	0.07	Change of use to flats	PDL
			<b>606</b>	<b>3.84</b>		

**TABLE 5****Status of Ipswich Local Plan 1997 Housing Allocations (H3, H4, WD5 and WD7) - 1<sup>st</sup> April 2014**

Site Ref.	Local Plan policy	Local Plan Site number/address	Site area (hectares)	Estimated no. of dwellings	Details	Area remaining (hectares)	Estimated no. of dwellings remaining based on:		
							SHLAA density	Local Plan density	
IP009	H4	6.8	Westerfield Road	2.58	50	35 built on 2.16ha (IP009 – 12 units)	0.42	12*	8
IP011b	WD5	5.8	Smart Street (#)	0.30	10	23 built on 0.25ha (remainder of site covered by part IP011b – 50 units on 0.69ha)	0.05	4*	2
IP012	WD5	5.11	Waterworks Street	0.92	50	47 built on 0.41ha. ‘Foyer’ scheme built on 0.21ha. (most of IP012 – 29 units on 0.32 ha)	0.30	29*	16
Part IP016	H4	6.15	Suffolk Road	0.72	15	5 built on 0.36ha 14 under construction on 0.36 ha and adjoining area	-	-	-
IP017	H4	6.12	Handford Road	0.48	16	(IP017a&b – not deliverable)	0.48	0	16
IP038	WD7	5.13	Great Whip Street	2.23	90	29 built on 0.117ha. Felaw Maltings developed for office use on 0.81ha 307 with pp on 1.2ha (IP038)	0.10	-	4
Part IP054	WD5	5.9	North of Rose Lane	0.16	20	(Part covered by IP054 - 28 units on 1.72 ha)	0.16	3*	20
Part IP054	WD5	5.10	South of Rose Lane	0.37	35	(Part covered by IP054 - 28 units on 1.72 ha)	0.37	6*	35
IP105	H4	6.3	Bramford Road (#)	5.93	150	165 built on 4.84ha 144 built (IP105 – 15 units on 0.34 ha)	0.34	15*	9
IP129	H4	6.9	Hayhill Road (#)	3.50	30	101 not started, under construction or complete on part of site (approx a further 203 units on adjoining site 6.18 and part surrounding area – see below) 47 completed on 0.65ha (IP128) 39 with planning permission remainder of site	1.07	-	-
IP134	H4	6.13	St George’s Street	0.47	30	32 completed on 0.17ha (IP167) (IP134 – not deliverable)	0.30	0	19
IP137	H4	6.6	St Margaret’s Plain	0.15	10	1 flat conversion completed in upper floor of pub on half of site (IP137 – not deliverable)	devt unlikely	0	-
Including part IP150	H3	6.1	Nacton Road (#)	32.30	1000	1250 with planning permission, under construction or completed on whole site	-	-	-
IP153	H4	6.10	Portman Road	0.46	30	27 built on 0.28ha (IP153 – not suitable)	0.18	0	12
-	H4	6.2	Birkfield Drive	1.60	20	11 built on 0.67ha. 0.433 other uses	no access	-	-
-	H4	6.4	St Matthew’s Street	0.24	10	13 built on 0.10ha. Surgery built on 0.08ha	0.06	-	2
-	H4	6.5	Berners Street	0.12	6	12 built on whole site	-	-	-

Site Ref.	Local Plan policy	Local Plan Site number/address	Site area (hectares)	Estimated no. of dwellings	Details	Area remaining (hectares)	Estimated no. of dwellings remaining based on:		
							SHLAA density	Local Plan density	
-	H4	6.7	Wherstead Road	1.30	30	43 built on 1.1ha 4 approx built on remainder of site (part 04/00105)	-	-	-
-	H4	6.11	Bramford Lane	0.62	50	15 built on whole site	-	-	-
-	H4	6.14	Henslow Road (#)	0.60	10	9 within site area (& 4 outside) complete on 0.53ha	-	-	-
1662								<b>69*</b>	<b>143</b>
#	Supplementary Planning Guidance Available								
ha	Hectares								
*	Removed from total of SHLAA table (Table 6)								
<b>Sites allocated for housing if development opportunity arises in the Adopted Ipswich Local Plan 1997</b>									
H6	6.16	Bolton Lane	0.45		25	built on whole site	0	-	
H6	6.17	Christchurch Street	0.41		64	built on 0.33ha	0.08		
H6	6.18	Hayhill Road (#)	3.80		203	(approx) not started or under construction on whole site and surrounding area	0	-	
H6	6.19	St Helen's Street	0.29		32	built on whole site	0	-	

**Table 6**  
**Strategic Housing Land Availability Assessment Sites – 1<sup>st</sup> April 2014**  
 These sites are included in the SHLAA March 2013 draft update (see notes at foot of this table)

Site Ref	Site Name	Site Area	Suggested housing density	Suggested proportion of site	Suggested housing numbers	Suggested phasing
IP004	Bus depot, Sir Alf Ramsey Way	1.07	H	50	59	Apr 2020 - Mar 2025
IP005	Former Tooks Bakery, Old Norwich Road	2.80	M	80	101	Apr 2015 - Mar 2020
IP006	Co-op Warehouse, Paul's Road	0.63	M	100	28	Apr 2020 - Mar 2025
IP009	Victoria Nurseries, Westerfield Road (12 units included in Table 5)	0.39	L	100	12	Apr 2015 - Mar 2020
IP010a	Co-op Depot, Felixstowe Road (amended boundary and capacity)	1.95	M	75	66	Apr 2020 - Mar 2025
IP010b	Felixstowe Road	2.79	M	60	75	Apr 2020 - Mar 2025
IP011a	Lower Orwell Street (student accommodation)	0.16			14	Apr 2015 - Mar 2020
IP011b	Smart Street, Foundation Street (capacity revised) (4 units included in Table 5)	0.69	H	80	50	Apr 2020 - Mar 2025
IP012	Peter's Ice Cream, Grimwade Street (capacity revised) (29 units included in Table 5)	0.32	H	100	29	Apr 2020 - Mar 2025
IP015	West End Road Surface Car Park (capacity revised)	1.22	H	20	22	Apr 2020 - Mar 2025
IP029	Land opposite 674-734 Bramford Road (capacity revised)	2.26	M	70	71	Apr 2015 - Mar 2020
IP031	Burrell Road (amended boundary and capacity)	0.44	M	100	20	Apr 2020 - Mar 2025
IP032	King George V Field, Old Norwich Road	3.54	L	80	99	Apr 2020 - Mar 2025
IP033	Land at Bramford Road (Stocks site)	2.03	M	50	46	Apr 2020 - Mar 2025
IP037	Island Site (capacity revised)	6.02	H	50	271	Apr 2025 – Mar 2030
IP039a	Land between Vernon Street & Stoke Quay (amended boundary)	0.48	H	100	43	Apr 2020 - Mar 2025
IP040 & IP041	Civic Centre Area / Civic Drive (development of whole site will result in 0 net units – 11 units included in table 4)	1.31			0 or -11	Apr 2020 - Mar 2025
IP043	47 Key Street (capacity revised)	0.70	H	80	50	Apr 2020 - Mar 2025
IP048	Mint Quarter (amended boundary)	1.35	H	60	72	Apr 2020 - Mar 2025
IP052	Land between Lower Orwell Street & Star Lane (student accom)	0.38	H	80	29	Apr 2020 - Mar 2025
IP054	Between Old Cattle Market and Star Lane (9 units inc in Table 5)	1.72	M	30	28	Apr 2020 - Mar 2025
IP059a	Elton Park Industrial Estate, Hadleigh Road (capacity revised)	2.63	L-M	100	105	Apr 2015 - Mar 2020
IP061	Lavenham Road	1.08	L-M	70	30	Apr 2015 - Mar 2020
IP066	JJ Wilson, White Elm Street (boundary extended)	0.32	M	100	14	Apr 2020 - Mar 2025
IP071	St Edmund House, Rope Walk (pending planning application)	0.30			74	Apr 2015 – Mar 2020
IP080	240 Wherstead Road	0.49	M	100	27	Apr 2015 - Mar 2020
IP086a	Eastgate House, 45 Carr Street (pending planning application)	0.28			25	Apr 2015 – Mar 2020
IP089	Waterworks Street (capacity revised)	0.31	H	100	23	Apr 2024 - Mar 2029
IP096	Car Park, Handford Road East (capacity revised)	0.22	M	100	20	Apr 2020 - Mar 2025
IP098	Transco, south of Patteson Road	0.57	H	100	51	Apr 2020 - Mar 2025
IP105	Depot, Beaconsfield Road (15 units included in Table 5)	0.34	M	100	15	Apr 2020 - Mar 2025
IP116	St Clement's Hospital Grounds	11.62			227	Apr 2015 - Mar 2025
IP131	45 Milton Street (planning permission lapsed – revised boundary)	0.28	M	100	13	Apr 2020 - Mar 2025
IP133	South of Felaw Street (planning permission lapsed, capacity revised)	0.37	H	100	33	Apr 2020 – Mar 2025
IP136	Silo, College Street (capacity revised)	0.16			48	Apr 2020 - Mar 2025

Site Ref	Site Name	Site Area	Suggested housing density	Suggested proportion of site	Suggested housing numbers	Suggested phasing
IP142	Duke Street (capacity revised)	0.39	H	75	26	Apr 2020 - Mar 2025
IP165	Eastway Business Park, Europa Way (pending planning application)	2.08			94	Apr 2015 - Mar 2020
IP172	St Margaret's Green	0.08	H	100	9	Apr 2015 - Mar 2020
IP178	Island House, Duke Street (student accommodation)	0.08			9	Apr 2015 - Mar 2020
IP180, IP181 & IP182	Land at North Ipswich (including IP185 & IP186)	190.47			3,500	Apr 2016 - Mar 2036
IP188	Webster's Sale yard site, Dock Street	0.11			9	Apr 2015 - Mar 2020
IP214	300 Old Foundry Road (planning permission lapsed)	0.02			11	Apr 2015 - Mar 2020
IP215	7-15 Queen Street (pending planning application)	0.09			19	Apr 2015 - Mar 2020
IP221	Flying Horse PH, Waterford Road (planning permission lapsed)	0.35	L	50	12	Apr 2020 - Mar 2025
IP245	12-12a Arcade Street (planning permission lapsed)	0.06			14	Apr 2015 - Mar 2020
IP256	Henley Road (site boundary revised)	0.6	L	100	18	Apr 2020 - Mar 2025
IP265	Ulster Avenue (pending planning application)	0.4			22	Apr 2015 - Mar 2020
IP266	Western House, Dunlop Road (pending planning application)	0.16			50	Apr 2015 - Mar 2020
IP267	16-18 Princes Street (pending planning application)	0.07			33	Apr 2015 - Mar 2020
<b>TOTAL</b>		<b>246.18</b>			<b>5,705 or 5,716</b>	

**5,625 or 5,636**

Total minus 80 units already included in Tables 4 & 5

Please note the following revisions to the SHLAA Final Report March 2010. All phasing has been advanced by four years.

Suggested 5-year phasing revised.	IP009, IP010a, IP031, IP032, IP033, IP037, part IP039 (renamed IP039a), IP040/41, IP043, IP054, IP089, IP096, IP098, IP131, IP180 to IP182 (including IP185 & IP186)
Suggested capacity revised.	IP005, IP004, IP009, IP010a, IP011b, IP012, IP015, IP029, IP031, IP032, IP037, part IP039 (renamed IP039a), IP040/41, IP043, IP048, IP054, IP059a, IP066, IP080, IP089, IP096, IP098, IP116, IP131, IP133, IP136, IP142, IP172, IP180, IP181, IP182, IP185, IP186, IP188
Site removed (e.g. no longer suitable or available or deliverable).	IP003, IP007, IP014, IP018, IP020b, IP028a, IP028b, IP036b (student accom), IP044, IP045, IP049, IP050, IP051, IP055, IP058, IP064, IP067, IP068, IP072, IP081, IP083, IP085, IP097, IP101, IP104, IP108, IP112, IP113, IP120, IP121, IP154, IP156, IP174, IP179, IP183, IP184
Site added – now suitable, available and deliverable. New site identified.	IP011a, IP012, IP023, IP042, IP052, IP061, IP071, IP086a (part of larger site IP086), IP142, IP150c, IP165, IP178, IP215, IP256, IP265, IP266, IP267
Moved from Table 3 or 4 – planning permission expired or withdrawn but site still available.	IP059a (part of larger site IP059), IP131, IP133, IP214, IP221, IP245
Moved to Table 3 - site now has planning permission.	IP016, IP023, IP047, IP059b (part of larger site IP059), IP065, IP073, IP129
Site removed (too small for consideration in SHLAA).	IP013, IP177

In respect of sites IP180 to IP182 a Supplementary Planning Document was adopted as interim guidance in September 2014 in accordance with the adopted Ipswich Borough Council Core Strategy and Policies Development Plan Document and Proposals Map.



## **Documents of Relevance**

The targets for residential development in Ipswich are set out within the adopted Core Strategy and Policies Development Plan Document (DPD), with an annual requirement of 700 dwellings per annum. This figure is lower than was previously required in the East of England Plan (2008) to take realistic account of evidence indicating reduced land capacity and the effects of the recession. Historically targets for residential development were set out in the Suffolk Structure Plan (2001), the adopted Ipswich Local Plan (1997) and the First Deposit Draft Ipswich Local Plan (2001). The latter document was deleted in March 2010 when the then emerging Core Strategy and Policies DPD was submitted to the Government for examination. The adopted Ipswich Local Plan (1997) outlines where it is anticipated the housing will be provided and will be superseded by the adoption of the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, having been part superseded by the adopted Core Strategy and Policies DPD. The adopted Ipswich Local Plan (1997) and the adopted Core Strategy and Policies DPD (2011) can be viewed at:

- The adopted **Ipswich Borough Council Core Strategy and Policies DPD 2011** (<https://www.ipswich.gov.uk/content/core-strategy-and-policies-adoption>); and
- The adopted **Ipswich Local Plan 1997** (<https://www.ipswich.gov.uk/content/local-plan-1997>).

Ipswich Borough Council is currently preparing its new Local Plan (formerly known as the Local Development Framework), which was introduced by the Planning and Compulsory Purchase Act 2004. A revised project plan or **Local Development Scheme** was published in September 2014, which sets out the Local Development Documents Ipswich Borough Council plans to produce as well as the timetable for doing so. It can be viewed at <https://www.ipswich.gov.uk/content/local-development-scheme>. Under the new Local Plan, site allocations will be made primarily through the **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD**. The adopted Core Strategy and Policies Development Plan Document sets out the spatial strategy for the Borough and strategic site allocations.

All documents in **bold type** can be requested from Development and Public Protection as follows:

Ipswich Borough Council, Grafton House, Russell Road, Ipswich, IP1 2DE

Email: [planningandregeneration@ipswich.gov.uk](mailto:planningandregeneration@ipswich.gov.uk), Telephone: 01473 432019.

Website: <https://www.ipswich.gov.uk/services/planning-and-building>

## **Other Sources of Information**

Further information on the planning permissions and applications referred to in Tables 3, 4 and 6, including the location of these sites, can be obtained on-line at <https://ppc.ipswich.gov.uk/>