

Authority Monitoring Report 8, 2011/2012

IPSWICH LOCAL PLAN

March 2013



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Ipswich Local Development Framework, Authority Monitoring Report 8, 2011/2012:
Executive Summary

This is Ipswich Borough Council's eighth Authority Monitoring Report (previously the Annual Monitoring Report) produced in accordance with the Planning and Compulsory Purchase Act 2004. It is also the first to be produced following the publication of The Town and Country Planning (Local Planning) (England) Regulations 2012, which followed the publication of the Localism Act in November 2011. Legislative changes have changed both the name of the report (from Annual Monitoring Report to Authority Monitoring report) and the basis for its production. Rather than waiting to collate data into an annual report, the emphasis is on local planning authorities publishing monitoring data as it becomes available.

This report covers the period from 1st April 2011 to 31st March 2012. Its purpose as defined in the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011 is to review progress on local development document preparation and to monitor the outputs and implementation of current policies. The Authority Monitoring Report (AMR) does not contain any new planning policies, nor does it amend or delete any existing policies.

In previous annual monitoring reports, nationally recognised core output indicators have been used. These core output indicators no longer exist but in the interests of comparing historic reports the Council has continued to monitor these, also noting the new identified indicators in Chapter 11 of the Council's adopted Core Strategy and Policies development plan document (December 2011). Where possible this report refers to these Core Strategy indicators, however a number of these are qualitative rather than quantitative and a commentary has been provided at the beginning of Chapter 3.

Progress on Local Development Document Preparation

The Council published a revised Local Development Scheme in July 2012, setting out timetables for document preparation. Against this timetable, progress on document preparation has been affected by work to establish a robust evidence base for plan preparation (see Chapter 2).

Key Indicator Results – The Effects of Policies

Employment – 1,396 sq metres of employment floorspace (Use Classes B1, B2 and B8) was completed during the monitoring period. Over the same period, 0.07 ha of employment land were lost to other uses, including residential. Sites available for employment development amount to 71.74 hectares.

Housing – a housing trajectory has been included in this AMR. 283 dwellings net were completed over the monitoring period. 72% of them were built on previously developed land, and 54% of them were affordable homes. The longer-term affordable housing delivery average as a percentage of total housing completions for 2001-12 is 22%. There were a total of 219 dwellings on developments of 10 or more dwellings. The total housing land supply at April 2012 is shown in Appendix D, with a five-year housing supply of 3,438 dwellings, not including student accommodation units, which is below the 3,500 requirement identified in the Council's Core Strategy, adopted in December 2011, plus the residual shortfall and the following 5% buffer identified by the National Planning Policy Framework. As stated in the previous AMR, the Council acknowledged at the Examination in Public of the Core Strategy and Policies DPD in July 2011, that the Council did not have a five-year housing supply due to current market conditions. Since this time completions have fallen further and the Council has begun work on an Area Development Framework supplementary planning document for the Ipswich Northern Fringe to ensure the Borough has a continuous supply of available and deliverable housing land and to implement Core Strategy policies CS7 and CS10.

Transport – All housing developments of ten or more dwellings completed during the monitoring period were within 30 minutes travel time by foot and public transport of a GP, primary and secondary school, employment area and major retail centre. However, three developments were not within 30 minutes travel time of a hospital by public transport (see Table 7).

Local Services – There are currently two Green Flag open spaces in Ipswich. One is at Christchurch Park, an area of 33 hectares, and the other is at Holywells Park, an area of 28 hectares.

Biodiversity – There was no change to areas of biodiversity in 2011/12, the total area remaining at 217.36 hectares over 21 sites.

Renewable Energy – Planning permission was granted for thirteen solar panel installations in the monitoring year. Eleven of these applications have the combined potential power output of over 250kWp (two applications do not state any figures). One 11m² hot water solar panel system was installed during the monitoring period. In addition, there have been numerous solar panels installed under permitted development rights.

Local Indicators – Ipswich has two authorised Gypsy/Traveller sites and there was one unauthorised encampment during the monitoring period at Orwell Country Park. A further unauthorised encampment at Orwell Country Park took place in September 2012.

Are Policies Being Used?

Saved Local Plan policies from the adopted Ipswich Local Plan (November 1997) continued to be used up to December 2011, when a large number of these were replaced by the adopted Core Strategy and Policies development plan document (December 2011).

Key Actions Needed

- Revise the Ipswich Local Development Scheme in July 2013 to ensure an accurate timetable is published.
- The Council revised the Local Development Scheme, publishing the 6th edition/5th revision in July 2012.

- Continue to ensure that data is entered into the additional fields set up in the development management application monitoring system to allow the efficient gathering of data on Core Strategy indicators for future AMRs.
- There is continued discussion with Development Management to ensure that data is collected where appropriate to ensure indicators are effectively monitored.
- Review the evidence base for the Review of the Core Strategy and Policies development plan document and the Site Allocations and Policies (Incorporating IP-One Area Action Plan) development plan document.
- A town centre opportunity area site appraisal study was commissioned in September 2012 to inform future site allocations in the Site Allocations and Policies (Incorporating IP-One Area Action Plan) development plan document. A Wildlife Audit is also currently being undertaken and evidence will be produced on population projections and employment data.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for the Borough Council to produce an Annual Monitoring Report. The Localism Act 2011 (Part 6 Planning, section 113 Local development: monitoring reports) amended the Planning and Compulsory Purchase Act although the essence of what is required remains the same. That is to monitor the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, as well as renaming annual monitoring reports, authority monitoring reports. The Town and Country Planning (Local Planning) (England) Regulations 2012 explain what is required in the report as outlined in paragraph 1.3 below. This is the eighth annual/authority monitoring report (AMR) Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2011/2012. As such it relates to the period 1st April 2011 to 31st March 2012.
- 1.3 The purpose of this AMR is:
- To review progress in terms of local development document preparation against the timetables and milestones set out in the revised Ipswich Local Development Scheme of 2012 (sixth edition);
 - To monitor performance against a range of criteria as identified in the 2012 Regulations and the Core Strategy;
 - To assess the extent to which key planning policies are being implemented and where a policy is not being identified to include a statement of why the local planning authority are not implementing the policy and steps to be taken to ensure the policy is implemented;
 - To report on the net additional dwellings and net additional affordable dwellings in the period of the report and since the policy was published (in this case 2001);
 - To highlight policy areas that require particular consideration as new local development documents are produced; and
 - In doing the above, to set a framework for the production of future AMRs, this involves continued discussion with development management colleagues.
- 1.4 For the avoidance of doubt, the AMR does not contain any new planning policies nor does it amend or delete any existing ones.
- 1.5 The AMR has been produced in accordance with Acts mentioned in paragraph 1.1, and the Town and Country Planning (Local Development) (England) Regulations 2012 (the Regulations). Previous AMRs referred to the Local Development Framework Monitoring: A Good Practice Guide (the Guide) plus the Local Development Framework Core Output Indicators – Update 2/2008 (the Update). Both of these documents were withdrawn by the Government in March 2011. However the AMR contains data on the Core Output Indicators set out in the Update for consistency and refers also to indicators identified in Chapter 11 of the Core Strategy. A glossary of terms used in the AMR is provided in Appendix A.

Ipswich in Context – An Update

Population

- 1.6 The Office for National Statistics (ONS) mid-year population estimate for 2011 was 133,700 (rounded), an increase of 5,400 since the mid-year estimate of 2010 and an increase of 316 on the official Census figure from 27th March 2011 of 133,384.

Socio-cultural matters

- 1.7 The unemployment rate in Ipswich was 6.9% at the end of March 2012 (Suffolk Observatory - Total Unemployment % of 16-64 pop). For Suffolk the figure was 5.3%. This is a decrease on figures reported in the 2010/2011 AMR. The most recent data published in 2010 showed that Ipswich was the 87th most deprived district in England, up from 99th in 2007 (Suffolk Observatory).

Economy

- 1.8 The present economic climate continues to limit construction work in the housing sector as reported last year with housing completions for 2011/12 low and the forecast for 2012/13 as shown in the housing trajectory at 119 dwellings even lower. A few developments do continue to take place such as the Vista scheme on Woodbridge Road.
- 1.9 Ipswich is within the New Anglia Local Enterprise Partnership (LEP), which covers Norfolk and Suffolk, and the Council has worked with the LEP and the Environment Agency to secure £6.6 million of funding during 2012 from the Growing Places Fund to part fund the implementation of the Ipswich Flood Defence Management Strategy.

Environmental Assets

- 1.10 The 2010 AMR set out a list of Ipswich's designated wildlife Habitats. There have been no additions to the sites over the monitoring period (See Appendix F).

Housing and Built Environment

- 1.11 The total housing stock in Ipswich rose from 58,640 at the beginning of the monitoring period to 58,923. (Council Tax records show our total housing stock as 59,208 rising from 58,882 – Council Tax records includes student accommodation).
- 1.12 The period 2011/12 saw average house prices in Ipswich fall from £139,225 in the 1st quarter of 2011, to £135,000 at the end of March 2012 (Suffolk Observatory). The average house price in Ipswich at the end of March 2012 is significantly below the Suffolk average of £160,000 (Suffolk Observatory).
- 1.13 Ipswich has a fine legacy of old buildings. Within Ipswich there are fourteen conservation areas and over 600 listed buildings.

Transport and Connections

- 1.14 The County Council's major transport scheme 'Travel Ipswich', formerly known as 'Ipswich - Transport Fit for the 21st Century', and which aims to reduce dependency on the private car by 15% within the lifetime of the Plan is now underway following financial approval by the Government in 2011. The scheme will improve the way that everyone gets around Ipswich and will help to support future employment and housing growth in the town. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront.

National Policy Changes

- 1.15 The key national policy changes to have occurred since the 2011 Annual Monitoring Report were the introduction of Town and Country Planning (Local Planning) (England) Regulations 2012 as mentioned earlier and the introduction of the National Planning Policy Framework (NPPF) (March 2012). The NPPF replaced the majority of earlier Planning Policy Statements and Planning Policy Guidance Notes.

2. Progress on Local Development Scheme timetable

- 2.1 An important role of the AMR is to check progress on plan making against the timetables published in the Local Development Scheme. The December 2011 AMR identified that the March 2011 Local Development Scheme (5th Edition) needed updating to reflect changes to timetables. The changes resulted from the Planning Inspector postponing some of the Core Strategy examination hearings from May to July 2011. The knock-on delay to Core Strategy adoption has affected other local development document timetables. Thus a revised Local Development Scheme (6th Edition) was approved by the Council's Executive on 3rd July 2012 (report reference E/12/10).
- 2.2 Table 1a below provides a summary of progress against the targets in the Local Development Scheme (LDS) July 2012 ('the Scheme') for the Council's development plan documents. A key change made to the Scheme in 2012 was combining the Site Allocations and Policies and IP-One Area Action Plan development plan documents. These will now be prepared as a single development plan document. This aligns with the National Planning Policy Framework published March 2012, which switches the emphasis away from a portfolio of development plan documents and back towards a single local plan. It also has potential efficiency benefits in requiring only one examination process. The change is reflected in the table below.

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

Local Development Document	Key Milestones in the July 2012 Local Development Scheme	Progress at February 2013
Review of Core Strategy and Policies Development Plan Document	Review to commence October 2012 Pre-submission consultation Feb-March 2013	The Council's February 2013 Local Plan Newsletter gave notice of the commencement of the Core Strategy review and issued a call for ideas in respect of areas of the document to be reviewed. The Council is working to establish a robust evidence base in relation to demographic projections and economic modelling. The evidence is needed to inform growth targets, following the revocation of the East of England Plan on 3 rd January 2013. It is now more likely that the pre-submission consultation will take place in June/July 2013. An informal timetable update was published on the Council's website in January 2013 ¹ . The extension is necessary to allow the modelling work to be completed.

¹ Please see the Council's Local Development Page at http://www.ipswich.gov.uk/site/scripts/documents_info.php?categoryID=494&documentID=625

<p>Site Allocations and Policies Development Plan Document, incorporating the IP-One Area Action Plan</p>	<p>Consideration of consultation comments May-June 2012</p> <p>Prepare plan July – September 2012</p> <p>Pre-submission consultation November – December 2012</p>	<p>This plan is slightly behind schedule as a result of work to update the evidence base. For example, updates of the Ipswich Borough Wildlife Audit and the Strategic Housing Land Availability Assessment are being carried out to inform potential site allocations.</p> <p>It is now more likely that the pre-submission consultation will take place in June/July 2013. An informal timetable update was published on the Council’s website in January 2013². The extension is necessary to allow the evidence base work to be completed.</p>
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2.3 Supplementary planning documents (SPDs) are prepared to provide more detail about implementing policies than it is possible to include within a development plan document. They may relate to a specific area or a policy theme, but they do not contain new policy. The Council is not required to list SPDs within the Local Development Scheme but includes those that are planned at the time the Scheme is published, in order to increase transparency. Revisions to the Ipswich Local Development Scheme made in July 2012 made the following changes to the list of SPDs:

- Northern Fringe Area Development Brief – revisions to the timetable to ensure sufficient opportunity for public involvement;
- Planning Obligations SPD – this SPD has been abandoned because the Council has decided to work towards the Community Infrastructure Levy approach;
- Extending your home SPD – this SPD has been postponed. The existing supplementary planning guidance note on the topic is still effective;
- Parking Standards SPD – this will not now be an SPD but supplementary guidance prepared by Suffolk County Council, which Ipswich Borough Council would endorse if appropriate;
- Local List (Buildings of Townscape Interest) SPD – this SPD is still needed and its preparation is well advanced, with minor revisions made to the timetable;
- Old Norwich Road Area Development Brief – this brief has now been prepared on an informal basis and therefore the SPD has been abandoned;
- Air Quality Guidance – this county-wide guidance has been completed and adopted by the Council;
- Section 106 Guidance – this county-wide guidance has been completed and adopted by the Council;
- Sustainable Construction SPD – owing to the wealth of information available now on sustainable construction and given other priorities, the Council considers it is not needed at this time and has abandoned the SPD;
- Development and Flood Risk SPD – this is a proposed new SPD which is needed to enable the Core Strategy to be implemented. It is referred to in Core Strategy paragraphs 6.16 and 9.40.

² Please see the Council’s Local Development Page at http://www.ipswich.gov.uk/site/scripts/documents_info.php?categoryID=494&documentID=625

2.4 Table 1b below outlines the timetable for the SPDs proposed in the Local Development Scheme and provides an update on their progress.

Table 1b: Progress against LDS targets for Supplementary Planning Documents

Local Development Document	Key Milestones in the July 2012 Local Development Scheme	Progress at February 2013
The Northern Fringe Area Development Brief SPD	<p>Evidence gathering February 2012 to August 2012</p> <p>Preparation of SPD September – October 2012</p> <p>Public consultation on draft SPD December 2012 – January 2013</p> <p>Adoption May 2013</p>	<p>The Core Strategy was adopted on 14th December 2011 and work on the SPD began on schedule in February 2012.</p> <p>However, the timetable for this SPD has changed since July 2012 to incorporate more opportunities for public engagement through an ‘issues and options’ consultation stage. The consultation took place in January and February 2013.</p> <p>An informal timetable update was published on the Council’s website in January 2013³. This shows consultation on the full draft of the SPD in June and July 2013, and adoption in October 2013.</p>
Local List (Buildings of Townscape Interest) SPD	<p>Preparation of SPD February – May 2012</p> <p>Public consultation on draft SPD July – August 12</p> <p>Adopt SPD December 12</p>	<p>Public consultation on the draft Local List SPD took place between September and October 2012. As a result of comments received, a second round of consultation began in February 2013. This will delay the scheduled adoption date to June 2013. An informal timetable update was published on the Council’s website in January 2013.</p>
Development and Flood Risk SPD	<p>Preparation of SPD August – November 2012</p> <p>Public consultation on draft SPD January – February 2013</p> <p>Adoption June 2013</p>	<p>Consultation on the SPD began in February 2013 following discussion with key stakeholders.</p> <p>Adoption of the SPD is expected in June 2013.</p>

³ Please see the Council’s Local Development Page at http://www.ipswich.gov.uk/site/scripts/documents_info.php?categoryID=494&documentID=625

2.5 In addition to development plan documents and SPDs, the Council is planning to prepare or review other types of planning document. Table 1c outlines progress on other documents.

Table 1c: Progress against LDS targets for other documents

Document	Status	Key Milestones	Progress at February 2013
Statement of Community Involvement Review	Local Development Document	Evidence gathering and preparation of document May – November 2012 Public consultation January – February 2013 Adoption June 2013	The Council’s May 2012 Local Plan Update newsletter invited the public’s feedback on the effectiveness of the consultation techniques used in plan making and development management. The adopted SCI is currently being revised with a view to public consultation in the summer of 2013. Adoption is expected to be in late 2013.
Parking Standards	Supplementary guidance	Public consultation early 2013 Adoption later 2013	Suffolk County Council is currently preparing the draft standards, with input from Ipswich Borough Council and other district councils. It remains on target for adoption in late 2013.
Community Infrastructure Levy (CIL) Charging Schedule	CIL Charging Schedule	Prepare preliminary draft, informal consultation June 2012 -January 2013 Publish draft schedule & consult Apr-May 2013 Submit for examination August 2013 Modify and Adopt Charging Schedule March 2014	A preliminary draft is under preparation for consultation in June 2013. Thereafter the full draft schedule will be ready for consultation in September 2013 and adoption in March 2014. The delay to the published timetable results from combining resources with other Suffolk authorities (excluding Waveney) to appoint consultants to investigate the viability of potential CIL charges.

- 2.6 Overall in relation to development plan documents (Table 1a) there has been some slippage against the published timetables, primarily as a result of work to establish a robust evidence base. The evidence is needed to inform the plans. As indicated in the table, an informal update to the development plan document timetable was published in January 2013 on the Council's website to keep the public informed as to the current position. Clearly the timetables within the July 2012 Local Development Scheme will need to be updated also in due course to reflect the new position.
- 2.7 Delays during 2012 have also stemmed from a major staff restructure within the Council's planning service. However, the teams are now substantially in place, which should facilitate delivery through 2013.
- 2.8 Work on two of the three supplementary documents has slipped slightly since July 2012 for different reasons. In the case of the Northern Fringe SPD it has been to allow full consultation on issues and options and provide the time needed to prepare consultation materials. For the Local List (Buildings of Townscape Interest) SPD the delay results from building in further consultation on revisions made to it, which respond to comments received during the first consultation. The Development and Flood Risk SPD remains on target. As above, an informal update to the SPD timetables was published on the Council's website in January 2013, but timetables will need to be updated through an LDS review.
- 2.9 Work on the review of the Statement of Community Involvement, which was adopted in September 2007, started on time in May 2012, however public consultation is now not expected until the summer of 2013 and as a result the adoption will be later than June 2013 as stated in the LDS. The County Council's parking standards guidance remains on target. The CIL work is slightly behind schedule as a result of a joint approach across Suffolk (excepting Waveney who are further advanced) to checking the viability of potential CIL charging levels. This timetable will also need updating through a review of the Local Development Scheme in due course.

3. Monitoring Performance against Key Indicators

- 3.1 Monitoring performance is one of the key parts of the planning system. It is through monitoring performance that policy areas requiring further attention can be identified and reviewed with the aim of ensuring that desired outcomes are actually achieved.
- 3.2 Equally, it is important that through monitoring, comparisons can be made between Ipswich and other areas and places. Therefore previously monitoring was undertaken against the nationally recognised core output indicators as defined in the *Local Development Framework Monitoring: A Good Practice Guide* (December 2005) and *Local Development Framework Core Output Indicators Update 2/2008* (July 2008). In 2007 the then Government Office for the East of England added a regional indicator relating to Gypsy and Traveller issues and this is addressed at paragraph 3.52. Following the withdrawal of these indicators, the Council has decided to continue to measure them where appropriate to ensure consistency between monitoring reports. Furthermore, this year sees the introduction of indicators contained within the Core Strategy and Policies development plan document (December 2011). Not all of these indicators are reported on in this report, although some of the Core Strategy indicators take forward the previous national indicators and this is referenced accordingly. The Core Strategy indicators are explained in more detail in this paragraph 3.6.
- 3.3 The former core output indicators covered five areas of activity although only three of these are relevant to a district authority such as Ipswich, the other two being county council functions. The three are as follows and continue to be reported in this AMR:
- Business development and town centres;
 - Housing; and
 - Environmental Quality.
- 3.4 The former indicators are set out in full within Appendix B along with the Core Strategy indicators. A list of tables and graphs in the AMR is provided at Appendix C.
- 3.5 As stated in earlier AMRs, further work on monitoring continues to progress and the 2012/13 AMR will reflect a full year of use of the Core Strategy and Policies development plan document. However there continues to be some indicators such as car parking, former Core Output Indicator 3a, where the detailed policy will be informed by new parking standards expected in 2013. In the meantime the indicator continues to be assessed against the PPG13 standards that informed the current Suffolk Advisory Parking Standards (2001). In addition, new indicators will be reported when the Council is in a position to collect the information.
- 3.6 The Core Strategy indicators refer to 12 objectives and associated targets contained in Chapter 11 of the Core Strategy and Policies development plan document. Reported in this chapter are the following Core Strategy Indicators:
- Objective 1: Design and environmental performance;
 - Objective 3: Housing and employment;
 - Objective 4: IP-One area and;
 - Objective 8: Biodiversity and Historic Buildings.
- The remaining Core Strategy indicators will be reported on qualitatively in the 2013 AMR.
- 3.7 The data contained in this section relates to the period from 1st April 2011 to 31st March 2012.

Business Development and Town Centres

3.8 Whilst the provision of housing often appears to take precedence over other issues within planning monitoring, it is crucial that an appropriate balance is retained between housing, business development and other issues. In this regard, four issues are of particular relevance. These are:

- Development of land for employment purposes;
- The supply of employment land;
- Losses of employment land to other uses;
- Development of land for ‘town centre uses’.

3.9 In the context of this section employment will be taken to mean anything falling within classes B1 (office uses), B2 (general industry) or B8 (warehousing and distribution) of the Use Classes Order.

3.10 Table 2 illustrates the amount of floorspace (square metres) that has been developed by employment type (former indicator BD1) and the proportion of that floorspace that is on previously developed land (former indicator BD2).

Table 2: Developments for Employment Use (former Indicator BD1 and BD2)

	Total floorspace developed - Ipswich (sq m)	% on previously developed land	In Village, Waterfront or Town Centre areas (sq m)	In designated Employment Areas (1997 Local Plan) (sq m)
Use Class B1	1,051.9	1.5%	0	1,036
Use Class B2	345	100%	0	157
Use Class B8	0	0	0	0

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

3.11 Table 2 also indicates the amount of employment land redeveloped within the Ipswich Village, Ipswich Waterfront or Ipswich Town Centre (as defined through the First Deposit Draft Ipswich Local Plan 2001⁴), and in employment areas identified in the adopted 1997 Local Plan. The table illustrates the important role that the designated Employment Areas have played in providing sites for employment uses in the Borough during the monitoring year.

Employment Land Available (former Indicator BD3)

3.12 The total amount of employment land available for employment use across the whole of Ipswich at 1st April 2012 is 71.74 hectares (ha). This consists of 0.63 ha with planning permission (outside Employment Areas), 18.73 ha on allocated land and 52.38 ha of vacant land or land with planning permission within identified Employment Areas.

⁴ The First Deposit Draft Ipswich Local Plan 2001 remained a material consideration until Council decision to submit the Core Strategy to the Government on 17th March 2010.

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

3.13 Tables 3a and 3b below identify the total amount of completed floorspace for ‘town centre uses’ both within the town centre and within the whole Borough (former indicator BD4). This type of use includes shops (A1), financial & professional services (A2), offices (B1a), and leisure uses such as cinemas and bingo halls (D2).

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

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	722	144	0	0	866
Losses	144	0	191	531	866
Net Change	578	144	-191	-531	0

Table 3b: Total amount of new floorspace for ‘town centre uses’ within Ipswich Borough (former Indicator BD4) (includes totals from Table 3a)

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	1,423	144	1,036	0	2,603
Losses	438	137	191	531	1,297
Net Change	985	7	845	-531	1,306

3.14 The tables show that during 2011-12:

- There was net gain in A1 retail floorspace of 578 sq m in the town centre, mainly accounted for by the development of Little Waitrose in the Corn Exchange;
- Taking into account retail development outside the town centre also, there was a greater net gain of 985 sq m of A1 floorspace – the gains outside the town centre are accounted for mainly by Coes and Glasswells;
- There was a small net gain of A2 financial and professional services floor space within the town centre through the change of use of a vacant A1 unit at Russell Road into a bank;
- The gain in B1a office floorspace took place outside the town centre and was mainly accounted for by development at Haven Power on Ransomes Europark; and
- There was a net loss of D2 floorspace in the town centre as a result of the Little Waitrose development in part of the Corn Exchange.

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

3.15 Table 4 overleaf identifies the amount (in hectares) of employment land, as defined on the Ipswich Local Plan Proposals Map 1997, that has been lost from employment use between 2011 and 2012 due to it being developed for other uses. In addition the table also identifies the amount that has been lost to residential use, the amount lost in the Village, Waterfront and Town Centre (which are used in lieu of the indicator definition for regeneration areas) and the amount lost in identified Employment Areas. It shows that during the monitoring year, a small amount of just 0.07ha of employment land has been lost across the Borough.

Table 4: Loss of Employment Land to Non-Employment Use (former Indicators 1e & 1f)

Net Loss of Employment Land (hectares) to non-employment uses				
	Total - Ipswich	Village, Waterfront and Town Centre	Loss to residential use – Ipswich Borough	Loss from Employment Areas (1997 Local Plan)
2011-2012	0.07	0.06	0.001	0.008

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

Housing

3.16 The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan.

3.17 This part of the AMR meets the national requirements and sets out key data on housing delivery. The information is set out in the following sections:

- The context of housing targets for Ipswich;
- Housing completions since 2001;
- Projections for future housing completions up to 2028;
- Development on Previously Developed Land;
- Densities of completed developments;
- Affordable housing completions;

Housing Targets for Ipswich (Core Strategy Objective 3) (former Indicator H1)

3.18 Table 5 overleaf sets out the evolution of housing targets for Ipswich. As a result of the Government’s announcement in 2010 regarding revocation of regional strategies, the Council approved a reduction in the annual requirement of dwellings from 770 per annum to 700 per annum. This was considered at the Examination in Public of the Core Strategy in 2011, alongside the reinstatement of the East of England Plan. The Council adopted its Core Strategy in December 2011 and is applying the requirement of 700 dwellings per annum from 2001.

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

Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988 to 2006	4,490	250
Ipswich Local Plan	1997	1988 to 2006	4,490	250
Suffolk Structure Plan	2001	1996 to 2016 (mid year based)	8,000	400
First Deposit Draft Ipswich Local Plan	Draft 2001 (will not be adopted)	1996 to 2016 (mid year based)	8,000	400
Regional Spatial Strategy	2008	2001 to 2021 (financial year based)	15,400	770
Ipswich Local Plan (formerly Ipswich Local Development Framework) – Core Strategy	2011	2001 to 2028 (financial year based)	18,900	700

3.19 Previous AMRs have stated two factors of particular note:

- (i) The targets had got progressively higher, with the Regional Spatial Strategy target being over three times the target contained in the 1995 Structure Plan and the currently adopted Ipswich Local Plan. The Regional target was also over 90% more than the 2001 Structure Plan target of 400 units per annum.
- (ii) Each new target is backdated a significant number of years from the date of plan production and adoption. For instance despite the fact the 400 per annum target was first adopted in 2001 for delivery and monitoring purposes the target is backdated to 1996. The 2001 adopted target set the standard that 400 units a year should have been delivered between 1996 and 2001 (i.e. 2,000 units in total) when the adopted target actually in place between 1996 and 2001 was for 250 units a year (i.e. 1,250 in total).
- (iii) The introduction of a revised target in the Core Strategy and Policies DPD of 700 dwellings per annum reflects projected completions over the 15-year period of the Core Strategy plan to 2027 from the date of adoption, which has been carried forward to 2028 to reflect a 15-year land supply. The target was revised downwards to take realistic account of evidence indicating reduced land capacity and the effects of recession.

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

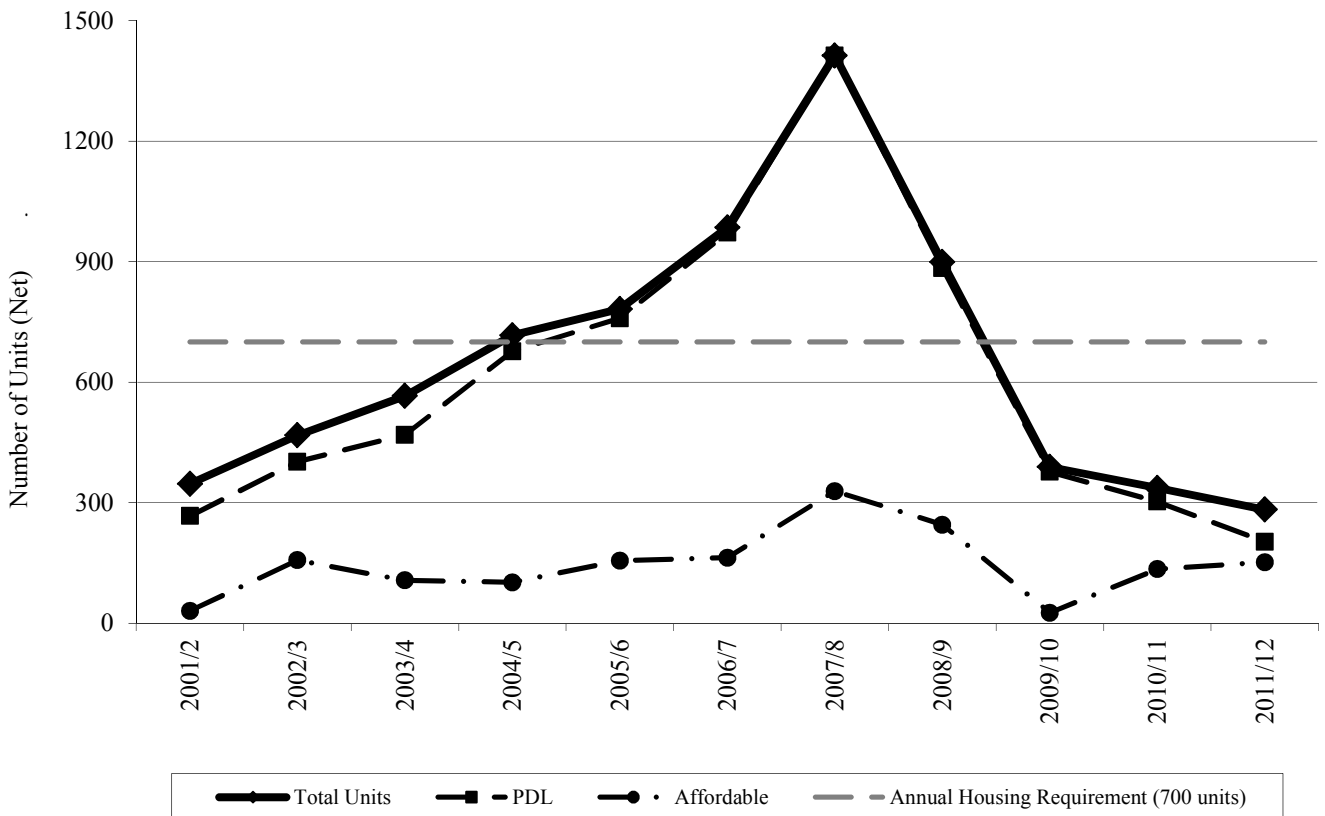
Housing completions (net additional dwellings) since 2001 (Core Strategy Indicator 3.1) (former Indicator H2 (a) and (b))

3.20 The net housing completions since 2001 are shown in Graph 1 and Appendix E. In summary:

Completions 1 st April 2011 to 31 st March 2012	283
Completions April 2001 to March 2012	7,186
Average completions per year April 2001 to March 2012	653
<hr/>	
Completions July 1996 to March 2012	8,235
Average completions per year July 1996 to March 2012	523

There were no student accommodation units completed during the monitoring period. Purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms), are monitored by the Council as completions but they are not counted towards the overall housing completions and are not included in the housing supply. Since 2001 there have been 196 ‘clusters’ completed.

Graph 1: Net Housing Completions in Ipswich from 1st April 2001 to 31st March 2012

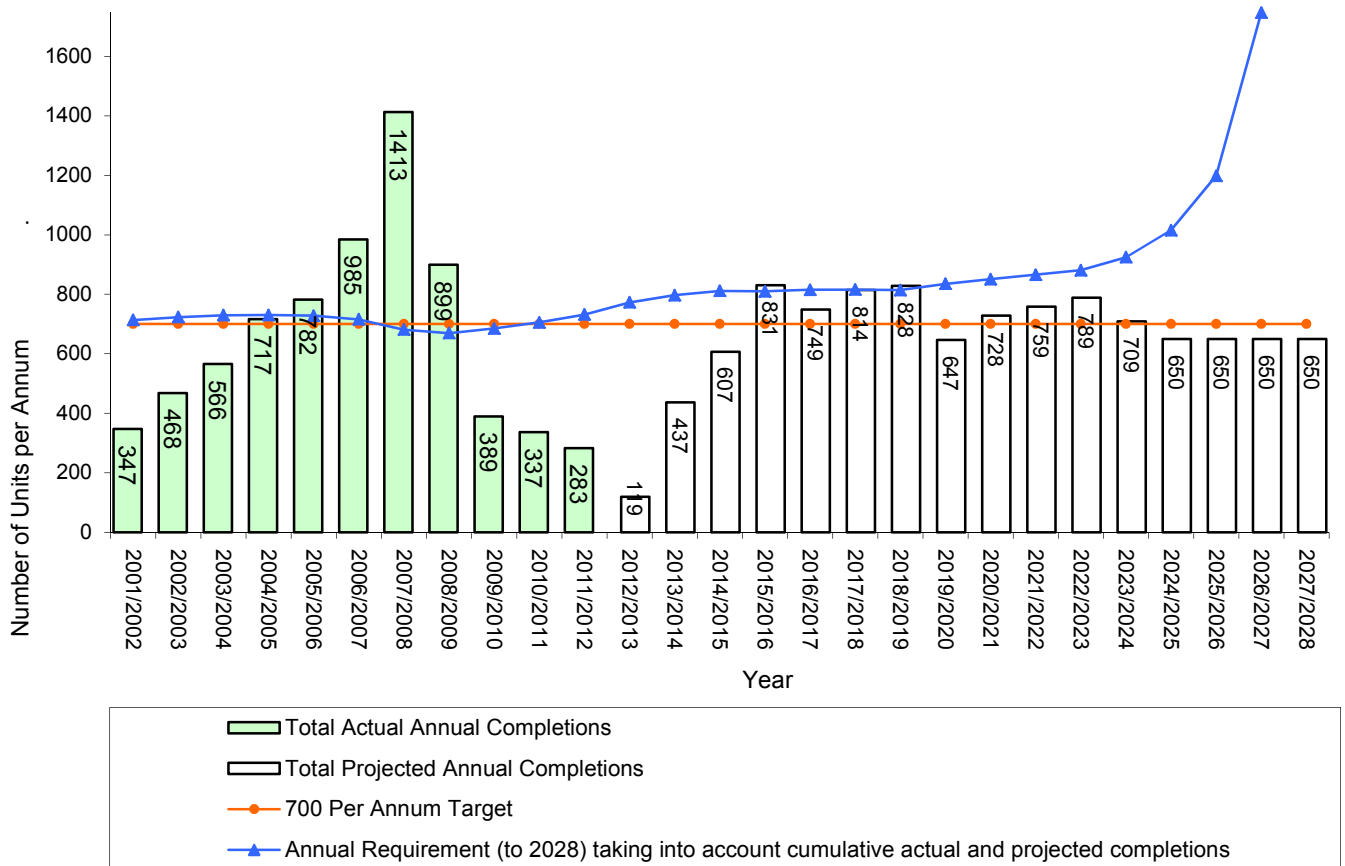


Projections for future housing (Core Strategy Indicator 3.2) (former Indicator H2 (c) and (d))

3.21 Graph 2 below identifies annual housing completions since 2001 and also sets out a projection of estimated annual housing delivery (net additional dwellings) in the period up to 2028.

3.22 The trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as using the information obtained through the Council’s Strategic Housing Land Availability Assessment (SHLAA) published in March 2010, information made available and discussed at both the Westerfield Road Public Inquiry in April 2010 and the Examination in Public for the Council’s Core Strategy and Policies development plan document in July 2011, and a recent update to the SHLAA to be published in early 2013.

Graph 2: Housing Trajectory: Completions since 2001 and Projections to 2028



3.23 The projected completions in Graph 2 include sites forming part of the housing land supply, which include SHLAA sites (see paragraph 3.25 and also Appendix D). Graph 2 illustrates the annual requirement identified in the Core Strategy and Policies DPD of 700 dwellings per annum from 2001 to 2028.

3.24 The Core Strategy and Policies DPD addresses the need for allocations to ensure the delivery of housing to 2028, identifying areas for development at the northern fringe of Ipswich. The Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, will formally allocate further sites to ensure a continuous delivery of housing to 2028. The review of the Core Strategy, which commenced in February 2013 will also review policy CS10 in respect of the Ipswich Northern Fringe and will formally allocate an area for development that is greater than what is already allocated in the adopted Core Strategy. As is shown in the housing trajectory in Appendix D, land at the Ipswich Northern Fringe contributes significantly to ensuring a continuous supply of developable housing sites in accordance with the National Planning Policy Framework (NPPF) (paragraph 47).

3.25 In terms of short-term (five years) housing delivery and supply at 1st April 2012 Ipswich had:

Units under construction (including stalled sites which equals 368)	499
Units with planning permission (p.p.) but not yet commenced	1,787
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	595
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,080
Units remaining on adopted LP housing allocations (densities from the SHLAA and the Core Strategy).	101
Total	4,062

3.26 The total short-term housing supply at 1st April 2012 in Ipswich is 4,062 dwellings. However, not all of these sites are deliverable within five years. 1,080 dwellings have been identified on sites through the preferred options of the IP-One Area Action Plan and Site Allocations and Policies development plan documents, and further reviewed through the strategic housing land availability assessment process as noted in the table. The total number of deliverable sites results in just under a five-year housing supply for Ipswich of 3,438 dwellings, not including student accommodation units, which is below the requirement of 3,500 dwellings identified in the Council's Core Strategy, adopted in December 2011. However, the five year supply requirement identified by the Council is as shown below:

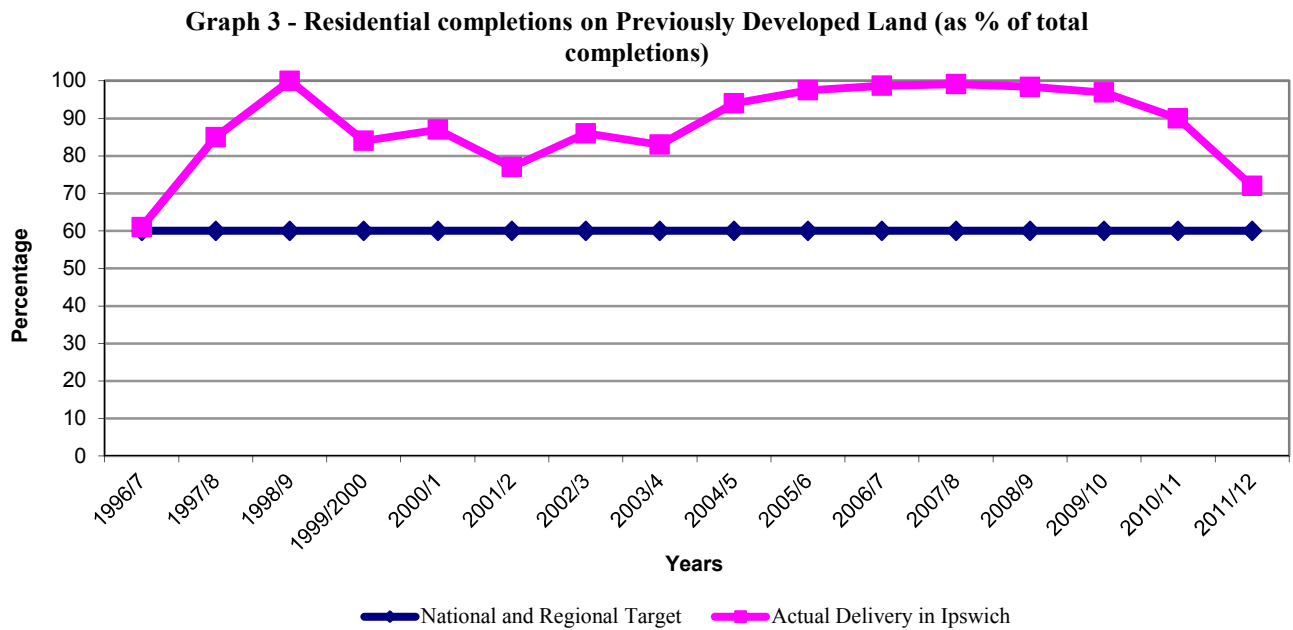
Core Strategy Housing Requirement at 700 dwellings per annum	3,500
Residual Shortfall from 1 st April 2001 to 31 st March 2012 (7,700 dwellings required – 7,186 dwellings completed / 16 years 2012-28 x 5)	161
5 per cent additional buffer required by the NPPF	183
Five year supply requirement	3,844

Looking at housing completions in Ipswich since 1996, they reached a low of 60 dwellings between April 1998 and March 1999, however this number increased to 291 in the following year and to 497 in the subsequent year thereafter. During the period April 2001 to March 2011, 6,903 dwellings were completed in Ipswich, an average of 690 dwellings per annum. Since a peak of 1,413 dwellings completed between April 2007 and March 2008, and just under 1,000 dwellings per annum before and after this peak, completions have fallen dramatically in line with the downturn and subsequent recession. There are many factors for this outside of planning, and the Council has always maintained that the supply of sites is not in question, but the deliverability and a developer's/landowner's willingness to develop the sites for housing at a certain point in time. A shift from high-density apartments to lower-density housing has also seen a fall in the number of completions being delivered and dwellings gaining planning permission.

The housing trajectory contained within this authority monitoring report identifies years in which housing sites could be developed if there were a willing developer/landowner and the market circumstances were supportive. Although there are low completions forecast (119 dwellings) for the current monitoring period 2012-13, this is largely made up of sites under construction. There is a sharp increase in completions forecast for the period 2012-13 (437 dwellings) due to a number of new development sites being built out. In particular this follows recent planning permissions for residential development at the former Thomas Wolsey School, Old Norwich Road (site reference IP073, the former Fire Station, Colchester Road (site reference IP023a&b) and a delivery agreement with the Homes and Communities Agency for 142 dwellings at Stoke Quay on Great Whip Street (site reference IP038) by March 2014. In addition development continues at sites including the former Hayhill Allotments site (known as Vista) (site reference IP223) and at Griffin Wharf, Bath Street (site reference IP200). In the monitoring year 2014-15, the Council expects housing development to commence on emerging site allocations at the former 405 Club, Bader Close (site reference IP065) and the St Clements Hospital Grounds (site reference IP116). Beyond that, the sites contained within the five-year supply are deliverable subject to market conditions. Furthermore it is expected that development at the Ipswich Northern Fringe could commence in 2015/16 delivering up to 200-300 dwellings per annum during the lifetime of the construction.

Development on Previously Developed Land (Core Strategy Indicator 3.3) (former Indicator H3)

- 3.27 The Council is committed to considering previously developed land for housing development and excluding the Ipswich Northern Fringe, the majority of sites identified in the housing trajectory are on this type of land also known as 'Brownfield'. Core Strategy policy CS9 requires at least 60% of development to take place on previously developed land. Graph 3 shows that, at 72%, the rate of development on previously developed land far exceeds this target and the former national and regional target of 60% with the average being 92% between 1996 and 2012 and 94% between 2001 and 2012.



Densities of Completed Developments (Core Strategy Indicator 4.2)

3.28 In the year from April 2011 to March 2012 the following units were completed within new build developments of more than or equal to 10 units.

Table 6: Developments completed between April 2011 and March 2012

Site Address	Within IP-One Area	Net units built during the year	Total number of units on site	Density of whole site (units per hectare)
Former Marlborough Hotel, Henley Road		1	14	47.5
Regatta Quay	Yes	18	315	370.2
Bramford Gardens, Bramford Road		14	97	52.5
Ravenswood		3	1,250	38.7
411-417 Bramford Road		34	34	44.4
Shenstone Road		16	16	101.3
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road		72	304	46.2
Driving Test Centre, Woodbridge Road		29	49	84.8
St George's Street/Bedford Street	Yes	32	32	153.1
Total new build units completed in sites of equal to or greater than 10 units		219	2,111	

Sites, which are part or all conversion or change of use or where only the demolition of units ahead of development has been carried out, are not included.

3.29 Out of those 219 units:

- 0 were developed at less than 30 units per hectare (0% of units);
- 110 were developed at between 30 and 50 units per hectare (50% of units);
- 109 were developed at over 50 units per hectare (50% of units).

3.30 The average net density of land covered by the 219 units is 54.1 units per hectare.

3.31 Of the 219 completed units, 18 (8%) were within Waterfront schemes. 151 (69%) of the 219 completed units are flats.

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

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

Gross Affordable Housing Completions (Core Strategy Indicator 3.4) (former Indicator H5)

3.33 Historically policy H10 of the Ipswich Local Plan 1997 (and its supporting paragraph 6.51) stated that the affordable housing target for Ipswich was 30% of all provision. Policy H6 of the subsequent First Deposit Draft Local Plan 2001 stated that 30% of homes on greenfield sites and 25% of homes on previously developed land for developments of above a certain size threshold should be affordable housing. The Affordable Housing Position Statement November 2006 applied that same standard as the First Deposit Draft Local Plan 2001.

3.34 The East of England Plan (May 2008) gave priority to the provision of affordable housing to meet identified needs. The target was to ensure that some 35% of new dwelling provision was affordable at the regional level. The Core Strategy and Policies DPD’s emerging affordable housing target of 35% in schemes of 15 or more dwellings or 0.5 ha or more was reflected in an updated Affordable Housing Position Statement dated November 2010 and in accordance with the East of England Plan. The Core Strategy further required 20% affordable housing in schemes of between 10 and 14 dwellings or 0.3 to 0.49 ha. This requirement was formally adopted in December 2011.

3.35 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2011/12	1996-2012	2001-2012
Ipswich	152 (54%)	1,815 (22%)	1,603 (22%)

3.36 The figure for 2011/12, reported in the table above is a net figure in order to provide a comparison with historic figures. The figure is higher than the previous year and as a percentage is considerably higher than the average delivery since 1996, which has risen this year from 21% to 22%, as has the figure since 2001.

3.37 To inform future affordable housing delivery and local need the Council previously published a Housing Needs Study, and a Strategic Housing Market Assessment (SHMA) to ensure a full understanding of the Ipswich housing market area. Updates to the SHMA of the Ipswich data were published by the Council in January 2010, in 2011 and June 2012. An area wide update incorporating the Ipswich data was published by Babergh, Suffolk Coastal and Mid Suffolk District Councils in August 2012.

Housing Quality – Building for Life Assessments (Core Strategy Indicator 1.3) (former Indicator H6)

- 3.38 The Council does not currently monitor Building for Life Assessments, an indicator on housing quality to show the level of quality in new housing development. The indicator however is a material consideration in determining planning applications, although since the Building for Life and the 20 criteria were referred to in the Core Strategy, a new revised Building for Life toolkit has been published with 12 criteria. Building for Life is an indicator in Objective 1 of the Core Strategy to recognise high standards of design in new development.

Transport

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

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

- 3.40 The adopted local plan sets out minimum levels of car parking required with certain types of development. However, on this matter it is out-of-date and not in-line with current thinking, which sets maximum parking standards for developments. The two key documents are Planning Policy Guidance (PPG) Note 13 (Transport), specifically Annex D Maximum Parking Standards, and the Suffolk Advisory Parking Standards (former First Deposit Draft Local Plan 2001, Appendix 1). The Core Strategy and Policies development plan document policy DM18, adopted in December 2011, refers to maximum parking standards for non-residential development and the Suffolk Advisory Parking Standards remain in use until superseded by updated Suffolk standards expected later in 2013.
- 3.41 PPG13 set maximum standards for large retail, leisure, education and office developments (within use classes A, D and B). No business (B1 and B2) development over the threshold size of 2,500 square metres that triggers the PPG13 standard was completed during the monitoring year. PPG13 was superseded by the National Planning Policy Framework in March 2012.

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

3.42 The Guide set out a specific set of services against which to measure residential proximity. For this indicator, the assessment is made for the 219 units within major residential developments that were completed during the year 2011/12 (i.e. the same units as outlined in paragraph 3.28).

Table 7: Proximity of Residential Developments to Services

Development	Number of Units completed (net)	Is the site within 30 minutes bus ride or walking distance to the relevant service? ¹					
		Hospital	GP	Major Retail Centre	Primary School	Secondary School	Employment (i.e. the town centre)
Former Marlborough Hotel, Henley Road	1	not walk	✓	✓	✓	✓	✓
Regatta Quay	18	not walk	✓	✓	✓	✓	✓
Bramford Gardens, Bramford Road	14	X	✓	✓	✓	✓	✓
Ravenswood	3	not walk	✓	✓	✓	✓	✓
411-417 Bramford Road	34	X	✓	✓	✓	✓	✓
Shenstone Road	16	X	✓	✓	✓	✓	✓
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road	72	✓	✓	✓	✓	✓	✓
Driving Test Centre, Woodbridge Road	29	✓	✓	✓	✓	✓	✓
St George's Street/Bedford Street	32	not walk	✓	✓	✓	✓	✓
Number of the 219 units within 30 minutes of service by foot or bus	219	101	219	260	260	260	260

1. Includes time taken to get to bus stop by foot and time taken to walk from destination bus stop to service.
2. Assuming the Tower Ramparts bus station is within the town centre – therefore no walking time at that end to employment
3. Major retail centre – Town centre and District Centres as identified in Ipswich Local Plan 1st Deposit Draft 2001
4. Assuming walking speed is 1 mile in 20 minutes (or 1 km in 12.4 minutes)
5. All above with ✓ are within 30 minutes walk distance, those shown with 'not walk' lie outside 30minute walk buffer. It is assumed that all sites are within 30 minutes bus journey.

3.43 As the Borough of Ipswich is the County town and the borough has a comparatively tight administrative boundary, inevitably whichever sites are developed for residential use, they are going to be within a reasonable distance of key services. It is not a surprise that of all the categories, the hospital is the one that is not accessible on foot within the set time period from all the sites. This is because it is a strategic facility, and it is located in the east of Ipswich rather than in the centre. The findings above suggest that, as noted in the previous monitoring report, in considering major new residential developments, public transport access to the hospital needs to be a consideration.

Local Services

- 3.44 Previously, the Guide provided three indicators to cover local services. These related to the amount of completed retail, office and leisure development, the proportion of these in the town centre and the amount of eligible open space managed to Green Flag standard. The Update incorporated former indicators 4a and 4b into the former indicator BD4 mentioned already in this report. In respect of former indicator 4c, the Update mentions authorities with Green Flag policies or signed up to the scheme should continue to monitor against the standard, as noted in paragraph 3.45. Following the introduction of the Localism Act and the changes to the Regulations, the Council has decided to continue to report on these indicators.

Environmental Quality

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

- 3.45 Christchurch Park, 33 hectares in size, and Holywells Park, 28 hectares in size, are currently two Green Flag open spaces in Ipswich, being awarded Green Flags during the monitoring period (in July 2011). They were both awarded further Green Flags in July 2012.
- 3.46 Currently the amount of public open space in Ipswich owned and/or managed by the Borough Council is 477 hectares. The County Council, other public agencies and private landowners own further accessible open space in the Borough, resulting in an overall total for Ipswich of over 518 hectares. An open space, sport and recreation facilities study published in September 2009 provides a breakdown of open space by type.

Flood Protection and Water Quality (former Indicator E1)

- 3.47 Some of central Ipswich is within the floodplain and as such flooding issues are of particular relevance in Ipswich. The Council has been working with the Environment Agency and other partners on an Ipswich Flood Defence Management Strategy. The Environment Agency announced in March 2008 that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured. A tidal surge barrier across the River Orwell is the main part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, and is expected to be completed by 2016. This will safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. The first stage of this project was completed in December 2008, which saw the replacement of flood gates at the Wet Dock Lock. Construction of the East and West Bank flood defence walls was completed in early 2011. The Environment Agency and the Council are working in partnership to deliver the strategy and further funding was announced in late 2012.
- 3.48 The Update had a single indicator on this issue, which relates to the number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds. The Council will continue to report this indicator.
- 3.49 The Environment Agency was advised of 24 applications in Ipswich where flood risk or water quality was an issue. Of these, 16 were approved, 1 was part approved/part refused, 1 has been approved subject to the signing of a Section 106 agreement, 1 was refused, 2 were withdrawn and decision is still pending on 3 applications. No applications were approved contrary to the Environment Agency's advice.

Change in areas of Biodiversity Importance (former Indicator E2)

- 3.50 In previous AMRs we reported on two former indicators, 8(i) and 8(ii) identified in the Guide. The latter is still reported, former core output indicator E2, and in the monitoring period 1st April 2011 to 31st March 2012 there were no amendments to the boundaries of County Wildlife Sites, as shown in Appendix F.

Renewable Energy Generation (former Indicator E3)

- 3.51 Planning permission was granted for thirteen solar panel installations in the monitoring year. Most of these applications were by Ipswich Borough or Suffolk County Council for installations on schools and public buildings. Eleven of these applications have the combined potential power output of over 250kWp (two applications do not state any figures). One 11m² hot water solar panel system was installed during the monitoring period and there have been numerous solar panels installed under permitted development rights. We recognise that it is difficult to monitor solar photovoltaic gain, as it is not always necessary to obtain planning permission for every installation, and where planning permission has been obtained details of potential generating power is not always supplied.

Former Regional and Local Indicators

3.52 Gypsy and Travellers Indicators

- (i) Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during the period.

Ipswich Borough Council has two authorised sites:

- West Meadows: a permanent, public site owned by Suffolk County Council and managed by Ipswich Borough Council. It has 41 pitches.
- Henniker Road: a permanent, privately owned site. It has two pitches and occupancy has not changed during the monitoring period.

There are no transit sites in Ipswich.

- (ii) Number of unauthorised sites and numbers of caravans on them.

- There was one unauthorised encampment in Ipswich during the monitoring period.
- Unauthorised developments: There are no unauthorised developments.

- (iii) Permissions granted for new public or private sites, or expansion of existing sites and other unimplemented permissions outstanding: no permissions were granted for new public or private sites, or expansions to existing sites, between April 2011 and March 2012. There were no unimplemented permissions outstanding at 31st March 2012.

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

Ipswich has 43 permanent pitches for Gypsies and Travellers at present, but a single-issue review of the former Regional Spatial Strategy concluded that the Borough needed to provide an additional 15 permanent pitches by 2011. In partnership with five other Suffolk authorities, Ipswich Borough Council commissioned a joint Gypsy and Traveller Accommodation Assessment (GTAA) in July 2006. The study reported in May 2007 and identified a need in Ipswich for one to three additional residential pitches and a transit site. Ipswich Borough Council is continuing to work with neighbouring district authorities and the County Council to identify and progress possible sites to meet this

need and also jointly commissioned a GTAA update in July 2012 to update identified need and is expected to be completed in early 2013.

(v) The use and performance of existing development plan policies on this issue.

The Core Strategy and Policies development plan document (December 2011) is the key determinant of planning applications in accordance with Section 38(6) of the Planning and Compulsory Purchase Act. Over the 2011/12 monitoring period there were no planning applications for new or expanded gypsy and traveller sites. Policy CS11 of the Core Strategy addresses Gypsy and Traveller Accommodation.

Data sources used were:

- a) Information provided by Keren Wright: Suffolk County Council
- b) GTAA May 2007 (IBC)

3.53 Air Quality

On 21st March 2006 the Council declared three Air Quality Management Areas in Ipswich. They are located at the Star Lane Gyratory System; the junction of Crown Street with Fonnereau Road and St Margaret's Street and St Margaret's Plain; and at the Norwich Road, Valley Road and Chevalier Street junction. The Council's Environmental Health team does a detailed Air Quality Update and Screening Assessment annually. A fourth Air Quality Management Area now exists at the Bramford Road/Yarmouth Road/Chevallier Street junction and part of Chevallier Street. Suffolk County Council adopted an Air Quality supplementary guidance document on 15th December 2011.

Core Strategy Objective 3 – Employment growth in the Ipswich Policy Area

3.54 A key target of the adopted Ipswich Core Strategy relates to jobs (objective 3 and policy CS13). The plan recognises the importance of the Ipswich Policy Area in contributing to jobs growth. In paragraph 12.1 of the Core Strategy, the Council commits to working with neighbouring authorities to monitor jobs growth. Data on jobs is limited. The East of England Forecasting Model in its baseline model run conducted in the autumn of 2012 includes jobs forecasts based on trend information from the National Business Register and Employment Survey (formerly the Annual Business Inquiry) to 2010. The results are shown in table 8 below.

Table 8: East of England Forecasting Model Job Estimates for Ipswich Policy Area Authorities, 2001 – 2031

District / Borough	2001 job estimate (ABI)	2012 job projection	Jobs change 2001-2012	2021 job projection	Jobs change 2001-2021	2031 job projection	Jobs change 2001-2031
Ipswich	72,800	75,300	+2,500	82,000	+9,200	87,200	+14,400
Babergh	37,100	37,600	+ 500	40,900	+3,800	42,600	+5,500
Mid Suffolk	44,300	43,600	-700	46,500	+2,200	47,300	+3,000
Suffolk Coastal	54,500	57,700	+3,200	61,700	+7,200	63,600	+9,100
Total	208,700	214,200	5,500	231,100	22,400	240,700	32,000

Source: East of England Forecasting Model, Autumn Run September 2012

The autumn 2012 East of England Forecasting Model run projects that jobs in the Ipswich Policy Area whole authority areas (i.e. not just the Ipswich Policy area part) increased by 5,500 between 2001 and 2012. This is lower than was expected on the basis of earlier forecasts. The Model forecasts growth of 22,400 jobs by 2021 and 32,000 jobs by 2031. The Core Strategy sets a target of 18,000 jobs to be provided in the Ipswich Policy Area between 2001 and 2025. The Model forecast for 2025 for the whole authority areas indicates growth of 26,000 jobs compared with the 2001 figure. Jobs growth has not kept pace with expectations 2001-2012, however the forecasts improve later in the period based on assumptions about recovery from recession. The Core Strategy jobs target is subject to review through the current Core Strategy review. It is important to note that the East of England Forecasting Model is just one source of data to monitor jobs and further sources of data will be explored through the Core Strategy review.

4. Assessing the extent to which key planning policies are being implemented

- 4.1 Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 requires this section of the AMR to identify:
- Any policies that are not being implemented;
 - Reasons why those policies are not being implemented and;
 - Steps we intend to take to secure policy implementation.
- 4.2 There were about 200 policies in the adopted Local Plan (1997). When the Planning and Compulsory Purchase Act took effect in September 2004, the adopted Local Plan policies were automatically “saved” until September 2007 to allow a smooth transition to a Local Development Framework.
- 4.3 Ipswich Borough Council applied to save certain adopted Local Plan policies beyond September 2007 under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act. The Secretary of State issued a Direction to extend the saved period of the policies on 14th September 2007. It is the Secretary of State’s expectation that the policies will be replaced promptly and by fewer policies. The Local Development Scheme details the development plan document that Ipswich Borough Council is currently preparing to replace the saved policies. In replacing saved policies, councils are exhorted to make maximum use of national policies. In the meantime, the saved policies should be read in the context of other material considerations, including new national policy or new evidence, which may arise.
- 4.4 This section of the AMR analyses whether the saved adopted Local Plan policies are being implemented and different from previous years includes an analysis of the implementation of Core Strategy and Development Management policies following adoption of the Core Strategy and Policies development plan document (DPD) in December 2011. The Core Strategy replaces a large number of saved Local Plan policies, with the remainder due to be replaced by the Site Allocations and Policies development plan document (incorporating IP-One Area Action Plan). This chapter also identifies the use of emerging Core Strategy and Development Management policies as a material consideration from April to November 2011 prior to adoption of the Core Strategy.
- 4.5 Saved policies from the 1997 Local Plan which remain in force following adoption of the Core Strategy are as follows:

Policy	Policy subject matter	Comments
<u>Chapter 5 The Wet Dock Area</u>		
WD3	Site allocations in the Wet Dock area	
WD4	Links between Wet Dock and town centre	Detailed proposals if appropriate would be considered through the Site Allocations DPD but see also Core Strategy Policy CS20
WD5	Site allocations in the Transition area	
WD7	Residential site allocation in Wet Dock area	
WD8	Public access to water frontages	See also Core Strategy Policy CS16
WD9	Wet Dock area open space allocation	
WD10	Wet Dock area provision of open space in developments	
WD11	Wet Dock area museums, arts and entertainment uses	
WD12	Wet Dock area tourism uses	
WD13	Wet Dock area community uses	See also Core Strategy Policy CS3
WD14	Wet Dock area University College Suffolk	Any further land allocations if appropriate would be considered through the Site Allocations DPD but see also Core Strategy Policy CS15
WD15	Wet Dock area employment	
WD16	Transition area	
WD17	Wet Dock office uses	
WD18	Shopping in the Wet Dock area	See also Core Strategy Policy DM23
WD19	Pedestrian access between the Wet Dock and the town centre	Detailed proposals if appropriate would be considered through the Site Allocations DPD but see also Core Strategy Policy CS20
WD20	Car parking in the Wet Dock area	
WD21	Road Proposal in the Wet Dock area	The need for an allocation to safeguard the route will be considered through the Site Allocations DPD but see also Core Strategy Policy CS20 paragraphs 8.229 to 8.231
<u>Chapter 6 Housing</u>		
H3	Housing allocation Nacton Road	Will be replaced if there is any land remaining through the Site Allocations DPD
H4	Residential site allocations	Will be replaced if there is any land remaining through the Site Allocations DPD
H5	Protecting residential allocations	
H6	Opportunity sites for residential use	Will be replaced if there is any land remaining through the Site Allocations DPD
<u>Chapter 7 Recreation and Leisure</u>		
RL8	Site allocations for public open space	The need for allocations for new open space will be considered through the Site Allocations DPD but see also Core

Policy	Policy subject matter	Comments
RL11	Site allocations for children's play	Strategy Policies CS10 and CS16 The need for allocations for new children's play areas will be considered through the Site Allocations DPD
RL16	Site allocations for sports pitches	The need for allocations for new open space will be considered through the Site Allocations DPD but see also Core Strategy Policies CS10 and CS16
RL19	Site Allocation for Sports Park	
RL23	Protecting museums, arts and entertainment facilities	
RL24	Arts and entertainment uses in major developments	

Chapter 8 Community Facilities

CF9 Site allocations for education facilities

Chapter 9 Employment

EMP2 Employment Areas

EMP5 Sites allocated for employment use

EMP7 Sites allocated for port related uses

Chapter 11 Transport

T7 Pedestrian Priority Areas

T14 Site allocations for short stay parking

4.6 In addition to the policies listed above, some allocations and designations shown on the 1997 adopted Local Plan Proposals Map remain in force until superseded by a policies map update. This will be made in parallel with the publication of the Site Allocations and Policies development plan document (incorporating the IP-One Area Action Plan). The adopted Core Strategy proposals map indicates which 1997 Local Plan designations remain in force.

4.7 Ongoing monitoring of key saved adopted Local Plan policies about delivering development shows that:

- 283 dwellings were completed between April 2011 and March 2012, of which 167 were flats and 116 were houses or bungalows. 152 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10, Core Strategy policies CS7, CS8 and CS12, and Development Management policy DM24);
- At 1st April 2012, land was available for 4,062 housing units. Of this figure 3,438 dwellings are deliverable between 1st April 2013 and 31st March 2018, and using the annual requirement of 700 dwellings per annum plus the residual shortfall and a 5 per cent addition required by the National Planning Policy Framework, the Council has less than a five-year housing supply, which is due to market conditions and alternative use value on a number of sites.

Housing Supply

Units under construction	499
Units with planning permission (p.p.) but not yet commenced	1,787
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	595
Deliverable units within SHLAA and the five-year housing supply on sites without p.p. and not Local Plan (LP) housing allocations	1,080
Units remaining on adopted LP housing allocations (densities from the SHLAA and the Core Strategy).	101
Total	4,062

At 31st March 2012, 6 Local Plan housing allocation sites had been completed, 11 were under construction and 3 remained available.

Status of adopted Local Plan Housing Allocations at 31st March 2012

Local Plan Policy	Number of Sites in the Policy	Whole site completed	Under construction or allocated remaining	Whole site available
H3	1	0	1	0
H4	14	6	7	1
WD5	4	0	2	2
WD7	1	0	1	0
Total	20	6	11	3

A total of 51.58 hectares of employment land (B1, B2 and B8) has been completed in designated and allocated Employment Areas (Local Plan policy EMP1) between mid-1991 and mid-2012, which averages out at 2.46 ha per year over the period. 18.73 ha of employment land remain available on allocated sites, 0.63 ha of employment land have planning permission and 52.38 ha remain available as vacant land within employment areas.

- Development Management used 99 of the Local Plan's (LP) 184 saved policies in the determination of planning applications at Planning and Development Committee during the monitoring period, which is an increase of 10 from the previous monitoring period (see below).
- At the same time Development Management used 12 of the 20 emerging Core Strategy policies and 28 of the 32 emerging Development Management policies.
- Following adoption of the Core Strategy, Development Management used 8 of the 20 Core Strategy policies and 27 of the 32 Development Management Policies.

Please note that prior to adoption of the Core Strategy, development management policies were referred to as development control policies and subsequently were given a 'DC' prefix rather than 'DM'. Also at the Examination in Public the Planning Inspector deleted policy DC24 which referred to a loss of residential accommodation and this has not been reported on in the tables below. The emerging development management policies correspond with those that were subsequently adopted in December 2011.

Saved Local Plan policies referred to in Planning and Development Committee reports
April to December 2011

Policy	Frequency	Policy	Frequency	Policy	Frequency	Policy	Frequency
BE01	24	CF09	0	NE14	2	S20	1
BE02	27	CF10	0	NE15	3	S21	2
BE03	4	CF11	1	NE16	2	S22	1
BE04	6	EMP01	0	NE17	0	T01	8
BE05	0	EMP02	10	NE19	1	T02	8
BE06	10	EMP03	3	NE20	16	T04	0
BE07	19	EMP04	4	NE21	7	T05	0
BE08	3	EMP05	0	NE22	3	T06	2
BE09	17	EMP06	1	NE23	14	T07	0
BE10	6	EMP07	0	NE25	0	T08	7
BE11	3	EMP09	0	NE26	3	T09	0
BE12	1	EMP10	1	NE27	4	T10	6
BE13	8	EMP11	1	RL03	0	T12	2
BE15	0	EMP12	1	RL04	2	T13	3
BE16	6	H03	0	RL05	0	T14	0
BE17	10	H04	0	RL06	3	T15	6
BE18	2	H05	0	RL07	0	T16	1
BE19	0	H06	0	RL08	0	T18	0
BE20	1	H07	2	RL09	0	T20	31
BE21	1	H08	0	RL10	0	T21	1
BE22	0	H09	2	RL11	0	WD01	1
BE23	0	H10	1	RL12	3	WD02	0
BE24	0	H11	1	RL13	0	WD03	1
BE25	1	H12	0	RL14	1	WD04	1
BE26	0	H13	0	RL15	0	WD05	0
BE27	0	H14	0	RL16	0	WD07	0
BE29	8	H15	0	RL17	0	WD08	1
BE30	3	H16	0	RL18	0	WD09	0
BE31	0	H17	1	RL19	0	WD10	1
BE33	9	H18	0	RL20	0	WD11	1
BE34	5	H19	0	RL21	2	WD12	0
BE35	1	H20	0	RL22	0	WD13	0
BE36	0	H21	0	RL23	0	WD14	1
BE37	6	INF1	0	RL24	0	WD15	0
BE38	4	INF2	4	RL27	0	WD16	0
BE39	0	INF3	0	S02	1	WD17	0
BE40	6	NE01	0	S03	0	WD18	0
BE41	5	NE02	2	S04	2	WD19	1
BE42	2	NE03	2	S05	1	WD20	0
BE45	0	NE04	7	S06	0	WD21	0
BE46	4	NE05	2	S07	0		
BE47	5	NE06	14	S08	1		
CF01	3	NE08	1	S10	1		
CF02	0	NE09	8	S12	0		
CF04	0	NE10	8	S16	0		
CF05	0	NE11	8	S17	1		
CF07	0	NE12	3	S18	3		
CF08	0	NE13	0	S19	0		
						Total	461

Policies not used
highlighted in bold

Emerging Core Strategy and Development Management Policies referred to in Planning and Development Committee reports April 2011 to November 2011

Policy	Frequency	Policy	Frequency	Policy	Frequency	Policy	Frequency
CS1	2	CS14	1	DM7	1	DM20	2
CS2	5	CS15	1	DM8	6	DM21	5
CS3	0	CS16	2	DM9	1	DM22	1
CS4	9	CS17	1	DM10	12	DM23	0
CS5	2	CS18	0	DM11	0	DM24	0
CS6	0	CS19	0	DM12	1	DM25	5
CS7	0	CS20	0	DM13	11	DM26	14
CS8	2	DM1	14	DM14	0	DM27	3
CS9	3	DM2	8	DM15	3	DM28	2
CS10	0	DM3	8	DM16	4	DM29	2
CS11	0	DM4	10	DM17	19	DM30	10
CS12	3	DM5	26	DM18	17	DM31	4
CS13	1	DM6	1	DM19	5	DM32	2
						Total	229

Policies not used highlighted in bold

Core Strategy and Development Management Policies referred to in Planning and Development Committee reports December 2011 to March 2012

Policy	Frequency	Policy	Frequency	Policy	Frequency	Policy	Frequency
CS1	2	CS14	1	DM7	2	DM20	2
CS2	2	CS15	0	DM8	6	DM21	1
CS3	0	CS16	0	DM9	1	DM22	1
CS4	5	CS17	0	DM10	4	DM23	1
CS5	1	CS18	0	DM11	0	DM24	1
CS6	0	CS19	0	DM12	2	DM25	0
CS7	0	CS20	0	DM13	2	DM26	5
CS8	1	DM1	8	DM14	0	DM27	5
CS9	0	DM2	5	DM15	5	DM28	3
CS10	0	DM3	5	DM16	3	DM29	1
CS11	0	DM4	5	DM17	9	DM30	3
CS12	1	DM5	11	DM18	9	DM31	1
CS13	1	DM6	0	DM19	9	DM32	0
						Total	124

Policies not used highlighted in bold

- 4.8 The data shown on the previous pages demonstrates how the saved Local Plan policies were implemented supported by the emerging Core Strategy and Development Management policies. The total number of times saved Local Plan polices were used between 1st April 2011 and 31st March 2012 equalled 461, which is more than the previous monitoring period. This reflects a change in the number and type of applications being received and a move to include policies from the then emerging Core Strategy and Policies development plan document in decisions, which were taken to Planning and Development Committee. Following adoption of the Core Strategy a total number of 14 Core Strategy policies and 110 Development Management policies were used between December 2011 and March 2012 in decisions, which were taken to Planning and Development Committee.
- 4.9 As noted in previous annual monitoring reports, there are saved polices regarding allocations for developments that have happened, which explains why these policies have not been used. In addition a number of the policies were not used as a result of planning applications not being received that were relevant to these policies. The Core Strategy polices that were not used related to the IP-One Area Action Plan, which is currently being developed, the Ipswich Policy Area and the amount of Housing required, both strategic policies, along with other more strategic policies. The majority of the Development Management policies were used with the exception of DM6: Tall Buildings, DM11: Central Ipswich Skyline, DM14: The Subdivision of Family Dwellings, DM25: Protection of Employment Land, and DM32: Protection and Provision of Community Facilities.
- 4.10 There are several topics on which national guidance has been issued since the adoption of the Local Plan in 1997, first as Planning Policy Guidance Notes (PPGs) and latterly as Planning Policy Statements (PPSs) and these were superseded by the National Planning Policy Framework (NPPF) in March 2012.
- 4.11 These are material considerations in development management decisions used alongside the saved Local Plan policies and Core Strategy and Development Management policies where appropriate. The NPPF will be fully taken into account in preparing new development plan documents.

5. Putting forward proposals to improve the implementation of key policies

- 5.1 The implementation of key saved Local Plan policies has remained effective over 2011-2012, with the further introduction of Core Strategy and Development Management policies. General economic conditions continue to impact on the delivery of development, including housing completions, which continue to fall. The Council has shown flexibility to assist the delivery of certain sites with developers submitting an economic viability statement, which the Council has had independently assessed. This however can often result in a reduction of the affordable housing that is delivered.
- 5.2 As of 14th December 2011, many saved Local Plan policies were superseded by Core Strategy policies and Development Management policies in the adopted Core Strategy and Policies Development Plan Document. The Core Strategy includes the flexibility to adapt to changing circumstances and where appropriate, viability is factored into policies as a consideration. For example, Policy CS12 Affordable Housing allows viability to be considered in relation to the tenure mix of affordable housing provision. It is important that the Council progresses the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document through to adoption to ensure developer certainty in the delivery of key sites to meet the vision and objectives of the Core Strategy.

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

6.1 The following list of key issues arising from the monitoring has been identified in previous reports. These continue to be important areas for monitoring in relation to the implementation of the new Core Strategy policies. Commentary is provided below to update on each.

- Ensuring that adequate land is allocated to meet the growth targets for Ipswich identified in the Core Strategy to 2027;
- The Core Strategy and Policies development plan document identifies the number of dwellings and amount of employment land needed to deliver growth in Ipswich up to 2027. The Core Strategy was adopted in December 2011. A strategic allocation and a broad location for residential development are identified at the Ipswich Northern Fringe and an area development framework supplementary planning document is being prepared.
- Ensuring that a balance is reached between housing growth and economic / job growth whilst ensuring that a full range of community facilities are integrated with that growth;
- As above, this is addressed through the Core Strategy policies for housing, jobs growth and infrastructure, which were discussed in depth at the Examination Hearings in May and July 2011. Delivery will remain an essential matter for monitoring, including monitoring the cross-boundary delivery of new jobs within the Ipswich Policy Area. It is recognised that jobs delivery has not kept pace with housing growth and this is an issue to be addressed through a review of the Core Strategy in 2013.
- Ensuring that appropriate infrastructure is in place at the appropriate time to support or enable the growth to take place;
- The Core Strategy contains several policies for infrastructure provision, and policy CS10 will deal with specific infrastructure needs associated with the development of the Northern Fringe of Ipswich. Funding has been confirmed by the Government to enable the completion of the Ipswich Flood Defence Management Strategy by 2016, which includes the construction of a flood defence barrier.
- Ensuring that development is delivered in an uncertain economic climate;
- This remains a challenge, however the Core Strategy policies incorporate viability considerations where appropriate.
- Ensuring that the impacts of a growing student population can be mitigated and accommodated within existing neighbourhoods;
- Regular liaison meetings are held with the University accommodation team to monitor student housing issues.
- Ensuring that issues of delivery are fully addressed within the new planning policy documents;
- Evidence supporting the Core Strategy, for example the Strategic Housing Land Availability Assessment, indicates that the plan is deliverable and future Authority Monitoring Reports, such as this one, will continue to check progress the on implementation of policies.
- Ensuring that site allocations reflect the revised guidance on flood risk, as areas of Ipswich fall within flood risk areas identified by the Environment Agency; and
- This remains a relevant consideration for the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

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

7. Key Areas of Work in advance of the 2012/2013 AMR

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

8. Conclusions

- 8.1 The Council published an updated Local Development Scheme in July 2012 following adoption of the Core Strategy and Policies development plan document (DPD) in December 2011. An informal update to the Local Development Scheme was published in January 2013.
- 8.2 The Council began work on the Northern Fringe Area Development Brief supplementary planning document in 2012 following adoption of the Core Strategy and Policies DPD as required. Two other supplementary planning documents commenced in 2012, which were the Local List (Buildings of Townscape Interest) and the Development and Flood Risk supplementary planning documents. Both are expected to be adopted later in 2013 following a round of public consultation in February and March 2013. A review of the Statement of Community Involvement commenced in 2012 and public consultation is scheduled for 2013. The Council has made progress against the Local Development Scheme and continues to review it on an annual basis. Progress on the review of the Core Strategy and Policies DPD and the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD will be reported next year.
- 8.3 The National Planning Policy Framework (NPPF) was introduced in March 2012 and the Council's Core Strategy and Policies development plan document is compliant with the NPPF. However following the introduction of the NPPF, the withdrawal of Planning Policy Statements and Planning Policy Guidance Notes, and the revocation of the East of England Plan, the Council will need to amend references to these documents within the Core Strategy and Policies DPD accordingly, which will be done at the same time as the review of the DPD.
- 8.4 The key monitoring statistics from the period 2011-2012 are summarised in the Executive Summary at the beginning of this document and explained in detail in Section 3. 283 dwellings were completed over the monitoring period, of which 72% were on previously developed land, and 54% were affordable homes. The five year housing land supply stands at 3,438 dwellings.
- 8.5 The employment statistics show that 1,396 sq m of development has taken place for offices, general industry or warehousing and distribution.
- 8.6 The Council continues to develop its evidence base to inform development plan document preparation and in 2012 has commissioned a Wildlife Audit to update the 2001 study. This report is being done in stages and stage 1 was published in January 2013.

Appendix A: Glossary of terms used in the AMR

Word / Phrase	Abbreviation	Definitions
Adopted		Final agreed version of a document or strategy.
Annual or Authority Monitoring Report	AMR	Document produced each year recording and presenting progress on all elements of the local plan where measurement is required.
Conformity		A term for a proposal, plan or strategy that is in line with policies and principles set out in other relevant documents.
Core Strategy and Policies Development Plan Document		This documents forms the strategic element of the Local Plan and contains strategic policies and development managements, which are used in the determination of planning applications.
Department for Communities and Local Government	DCLG	The Government department that is responsible for planning.
Ipswich Borough Council	IBC	The Council responsible for a range of service provision in Ipswich including the local plan and dealing with planning applications.
Kilowatt-peak	kWp	A measure of the peak output of a photovoltaic system
Local Development Documents	LDD	All development plan documents and supplementary plan documents are local development documents.
Local Development Framework	LDF	Structure of the planning system at the local level introduced by the Planning and Compulsory Purchase Act 2004. All documents by IBC that were produced between 2004 and 2011 relevant to planning in Ipswich made up the LDF. The introduction of the Localism Act in November 2011 has renamed LDFs, local plans.
Local Development Scheme	LDS	The document that sets out Ipswich Borough Council's proposals for new LDDs and the timetable for producing them.

Local Plans		<p>These were the old style detailed land use plans covering a district / borough administrative area prepared before 2004. The Ipswich Local Plan was adopted in 1997. They were being phased out by the changes introduced by the Planning and Compulsory Purchase Act 2004 and were to be eventually replaced by documents forming the <i>local development framework</i>. However the Localism Act renamed local development frameworks as Local Plans. Thus the Ipswich Local Plan currently consists of saved policies from the 1997 Local Plan (see Chapter 4) plus the adopted Core Strategy.</p>
Localism Act 2011		<p>The law that has amended the new planning system in England introduced previously by the Planning and Compulsory Purchase Act 2004.</p>
Planning and Compulsory Purchase Act 2004		<p>The law that previously introduced a new planning system in England and has now been amended by the Localism Act 2011.</p>
Regional Spatial Strategy	RSS	<p>A plan for the East of England, which considered matters relating to and implemented by the planning system. The plan also took account of a wide range of activities and programmes which have a bearing on land use (e.g. health, education, culture, economic development, skills and training, social inclusion, crime reduction and the impact of climate change). This plan was formally revoked by the Government in January 2013.</p>
Strategic Environmental Assessment	SEA	<p>An environmental assessment that complies with the EU Directive 2001/42/EC. It involves preparing an environmental report, carrying out consultations, taking these into account in decision making, providing information when the plan or programme is adopted and showing that the results of the environmental assessment have been taken into account.</p>
Sustainability Appraisal	SA	<p>A tool for appraising policies and documents to ensure they reflect sustainable development objectives.</p>

Appendix B: Location of Core Indicators within this AMR

Former Core Indicator as set out in Update 2/2008 (updated by Core Strategy Objective/Indicator referenced CS... in brackets where applicable)		Location in the AMR (page number(s))
<i>No.</i>	<i>Indicator Description</i>	
BD1	Total amount of additional employment floorspace – by type	15
BD2	Total amount of employment floorspace on previously developed land – by type	15
BD3	Employment land available – by type	15
BD4	Total amount of floorspace for ‘town centre uses’	16
H1 (CS3)	Plan period and housing targets	17
H2 (a) (CS3.1)	Net additional dwellings – in previous years	19
H2 (b) (CS3.1)	Net additional dwellings – for the reporting year	19
H2 (c) (CS3.2)	Net additional dwellings – in future years	20
H2 (d) (CS3.2)	Managed delivery target	20
H3 (CS3.3)	New and converted dwellings – on previously developed land	22
(CS4.2)	Densities of completed developments	23
H4	Net additional pitches (Gypsy and Traveller)	24
H5 (CS3.4)	Gross affordable housing completions	24
H6 (CS1.3)	Housing Quality – Building for Life Assessments	25
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	27
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Site Reference	Planning application ref/DfPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2012/13 Current Year	2013/14 (Yr 1)	2014/15 (Yr 2)	2015/16 (Yr 3)	2016/17 (Yr 4)	2017/18 (Yr 5)	2018/19 (Yr 6)	2019/20 (Yr 7)	2020/21 (Yr 8)	2021/22 (Yr 9)	2022/23 (Yr 10)	2023/24 (Yr 11)	2024/25 (Yr 12)	2025/26 (Yr 13)	2026/27 (Yr 14)	2027/28 (Yr 15)	Total Identified Supply
Extant Planning Permissions on Unallocated Large Sites (continued)																														
IP132	01/00849	Full	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (site 5.4 2001, UC247)	B	Yes	Yes	Yes	0.18	0	64	64	64																	64
IP133 most	10/00418	Full	Bridge	Mather Way (covers most of UC248/IP133 - not PH)	B	Yes	Yes	Yes	0.41	0	47	47	47							47										47
IP135	08/00519	Outline	Westgate	112 - 116 Bramford Road (part site 6.4 2001, UC250)	B	Yes	Yes	Yes	0.17	0	24	24	24				12	12												24
IP168	05/01010	Full	Stoke Park	Stoke Park Drive (appn for 51 apartments but likely to be developed as 31)	B	Yes	Yes	Yes	0.35	-20	31	11	31				31													31
IP169	12/00087	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	0	14	14	14	14																14
IP176	12/00101	Full	St Margaret's	7-9 Woodbridge Road (UC081)	B	Yes	Yes	Yes	0.05	0	14	14	14				14													14
IP200 part	05/00819	Full	Bridge	Griffin Wharf, Bath Street (Part site 5.11 2001). Part superseded by 11/00432 & 11/00507.	B	Yes	Yes	Yes	3.44	113	152	265	152			38	38	38	38											152
IP200 part	11/00432	Full	Bridge	Griffin Wharf, Bath Street (Part site 5.11 2001)	B	Yes	Yes	Yes	0.39	0	21	21	0	21																21
IP200 part	11/00507	Full	Bridge	Griffin Wharf, Bath Street (Part site 5.11 2001)	B	Yes	Yes	Yes	0.79	0	132	132	132		33	33	33	33												132
IP205	02/01241	Full	Alexandra	Burton's, College Street (site 5.4 2001)	B	Yes	Yes	Yes	0.19	71	125	196	75					25	50	50										125
IP206	04/00313	Full	Alexandra	Cranfields (part site 5.4 2001)	B	Yes	Yes	Yes	0.71	195	142	337	142		16		85		41											142
IP209	04/01261, 07/00229	Full	Holywells	158 Foxhall Road (part superseded - no. of units revised)	B	Yes	Yes	Yes	0.19	6	5	11	5			5														5
IP211	05/00296, 07/00357, 07/00358	Full	Alexandra	Regatta Quay, Key Street (part site 5.4 2001)	B	Yes	Yes	Yes	0.85	89	226	315	150					75	75	76										226
IP214	10/00080 5	Full	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0.02	0	11	11	11				11													11
IP245	12/00869	Full	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.061	0	14	14	14			14														14
IP246	09/00213	Full	Westgate	158-160 London Road	B	Yes	Yes	Yes	0.064	0	13	13	13		13															13
IP253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	B	Yes	Yes	Yes	0.045	0	13	13	13			13														13

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2012/13 Current Year	2013/14 (Yr 1)	2014/15 (Yr 2)	2015/16 (Yr 3)	2016/17 (Yr 4)	2017/18 (Yr 5)	2018/19 (Yr 6)	2019/20 (Yr 7)	2020/21 (Yr 8)	2021/22 (Yr 9)	2022/23 (Yr 10)	2023/24 (Yr 11)	2024/25 (Yr 12)	2025/26 (Yr 13)	2026/27 (Yr 14)	2027/28 (Yr 15)	Total Identified Supply	
Extant Planning Permissions on Unallocated Small Sites																															
IP020a	11/00343	Full	St Margaret's	Water Tower, Park Road (part UC020)	G	Yes	Yes	Yes	0.41	0	5	5	5			5														5	
IP227	07/00499	Full	Holywells	Alan Road (under construction)	B	Yes	Yes	Yes	0.04	0	7	7	0	7																7	
IP234	06/01176	Full	Gipping	Gibbons Street	B	Yes	Yes	Yes	0.03	0	6	6	0	6																6	
IP239	10/00944	Full	St Margaret's	Park North	B	Yes	Yes	Yes	0.2	0	5	5	5		5															5	
IP241	10/00714	Full	St Margaret's	Samuel Court	B	Yes	Yes	Yes	0.02	0	6	6	6		6															6	
IP242	10/00948	Full	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0.0045		6	6	6			6														6	
IP248	09/00451	Outline	Westgate	Bramford Lane (237 and lockup garages)	B	Yes	Yes	Yes	0.14	0	5	5	5				5													5	
IP249	10/00090	Full	Westgate	Bramford Road (131)	B	Yes	Yes	Yes	0.039	-1	6	7	0	6																6	
IP252	11/00043	Outline	Holywells	48-52 Tomline Road	B	Yes	Yes	Yes	0.05	0	6	6	6				6													6	
IP254	11/00466	Full	Castle Hill	Cedarcroft Road (Thomas Eldred PH)	B	Yes	Yes	Yes	0.192	-1	5	4	5		5															5	
IP255	11/00486	Full	Whitehouse	Limerick Close	B	Yes	Yes	Yes	0.17	0	5	5	5		5															5	
Various	Various			Sites with less than 5 units (11 under construction)	G	Yes	Yes	Yes	1.54	0	33	33	24	9	6	6	6	6												33	
Various	Various			Sites with less than 5 units (40 under construction)	B	Yes	Yes	Yes	4.13	-7	133	126	105	28	21	21	21	21	21												133
Residual Local Plan sites																															
IP009	6.8 part	Alloc 1997	St Margaret's	Part Victoria Nurseries (UC009)	B	Yes	Yes	No	0.39	0	14	14	14				14													14	
IP105	6.3 part	Alloc 1997	Westgate	Depot, Beaconsfield Road (UC129)	B	Yes	Yes	No	0.34	0	15	15	0											15						15	
IP129	6.9 part	Alloc 1997	Alexandra	BT Depot, Woodbridge Road (UC237) (12/00654/OUT pending for 39 units)	B	Yes	Yes	No	1.07	0	39	39	39		39															39	
Informally Identified (may not be politically accepted or site specific)																															
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																															
IP040	08/00806	S106	Alexandra	Westgate Street/Civic Drive (Part 6.20 2001, IP040)	B	Yes	Yes	Yes	0.73	0	11	11	11																	11	
IP059b	10/00823	S106	Gipping	Arclion House, Hadleigh Road	B	Yes	Yes	Yes	0.32	0	18	18	18				18													18	
IP226	04/01173	S106	Holywells	Helena Road (site 5.8 2001)	B	Yes	Yes	No	1.87	0	566	566	0								113	113	113	113	114					566	
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way (site 5.28 2001 part)	B	Yes	Yes	No	1.07	0	59	59	0														59			59	
IP005	UC005	Alloc 2001	Whitton	Tooks Bakery (site 6.2 2001)	B	Yes	Yes	Yes	2.79	0	101	101	101				40	61												101	
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road (site 6.5 2001 part)	B	Yes	Yes	No	0.63	0	28	28	0										28							28	
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Rd (site 6.11 2001 part)	B	Yes	Yes	Yes	3.88	0	105	105	0											52	53					105	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2012/13 Current Year	2013/14 (Yr 1)	2014/15 (Yr 2)	2015/16 (Yr 3)	2016/17 (Yr 4)	2017/18 (Yr 5)	2018/19 (Yr 6)	2019/20 (Yr 7)	2020/21 (Yr 8)	2021/22 (Yr 9)	2022/23 (Yr 10)	2023/24 (Yr 11)	2024/25 (Yr 12)	2025/26 (Yr 13)	2026/27 (Yr 14)	2027/28 (Yr 15)	Total Identified Supply																		
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)																																																
IP010b	UC010 part b	Alloc 2001	Priory Heath	Felixstowe Rd (site 6.11 2001 part)	B	Yes	Yes	No	2.79	0	75	75	0								38	37										75																
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street (covers small area of 5.8 (1997) & part 6.16 (2001))	B	Yes	Yes	No	0.69	0	61	61	0								61												61															
IP013	UC013	Alloc 2001	Alexandra	Hill House Road (site 6.19 part)	B	Yes	Yes	No	0.1	0	5	5	0								5												5															
IP015	UC015	Preferred Option	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.22	0	27	27	0											27									27															
IP023 a&b	UC024	Preferred Option	Rushmere	Fire Station, Colchester Road (inc Builder's Yard, Sidegae Lane	B	Yes	Yes	Yes	1.46	0	59	59	59	30	29																		59															
IP028a	07/00894	Lapsed PP	Alexandra	Land west of Greyfriars Road (UC029)	B	Yes	Yes	Yes	0.12	0	14	14	0											14									14															
IP029	UC030	Preferred Option	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.26	0	51	51	51					21	30														51															
IP031 (part)	UC032	Preferred Option	Bridge	Burrell Road	B	Yes	Yes	No	0.44	0	24	24	24						24														24															
IP032	UC033	Preferred Option	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.54	0	99	99	99						50	49													99															
IP033	UC034	Preferred Option	Whitehouse	Land at Bramford Road (Stocks site)	B	Yes	Yes	No	2.03	0	46	46	0								46												46															
IP037	UC038	Alloc 2001	Holywells	Island site (site 5.9 2001)	B	Yes	Yes	No	6.02	0	331	331	0								110	110	111										331															
IP039a	UC040	Alloc 2001	Bridge	Land between Vernon St & Stoke Quay (site 5.10 part)	B	Yes	Yes	No	0.48	0	43	43	0											43									43															
IP041	UC042	Alloc 2001	Alexandra	Police Station, Elm Street (site 6.20 2001 part)	B	Yes	Yes	Yes	0.52	0	29	29	29						29														29															
IP048	UC051	Preferred Option	Alexandra	Mint Quarter	B	Yes	Yes	No	2.92	0	64	64	0										64											64														
IP058	UC061	Preferred Option	Gainsborough	Raeburn Rd South /Sandy Hill Lane	B	Yes	Yes	No	5.85	0	102	102	0									51	51										102															
IP059a	08/00365	Withdrawn - owner administration	Gipping	Elton Park Industrial Estate, Hadleigh Road	B	Yes	Yes	Yes	6.27	0	130	130	130						65	65													130															
IP065	UC068	Preferred Option	Priory Heath	Former 405 Club, Bader Close	G	Yes	Yes	Yes	3.22	0	108	108	108				54	54															108															
IP066	UC069	Preferred Option	Holywells	JJ Wilson, White Elm Street	B	Yes	Yes	No	0.22	0	10	10	0											10									10															
IP067	UC070	Preferred Option	Gainsborough	Former British Energy Site	B	Yes	Yes	No	5.25	0	37	37	0												37								37															
IP072	UC076	Preferred Option	Gainsborough	Cocksedge Engineering, Sandy Hill Lane	B	Yes	Yes	No	0.63	0	22	22	0												22								22															
IP080	UC085	Preferred Option	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.49	0	27	27	27						27														27															

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2012/13 Current Year	2013/14 (Yr 1)	2014/15 (Yr 2)	2015/16 (Yr 3)	2016/17 (Yr 4)	2017/18 (Yr 5)	2018/19 (Yr 6)	2019/20 (Yr 7)	2020/21 (Yr 8)	2021/22 (Yr 9)	2022/23 (Yr 10)	2023/24 (Yr 11)	2024/25 (Yr 12)	2025/26 (Yr 13)	2026/27 (Yr 14)	2027/28 (Yr 15)	Total Identified Supply	
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)																															
IP081 part	UC086	Preferred Option	Gipping	Land North of Ranelagh Road	B	Yes	Yes	No	0.24	0	14	14	0								14									14	
IP089	UC096	Alloc 2001	Alexandra	Waterworks Street (6.18)	B	Yes	Yes	No	0.31	0	29	29	0										29							29	
IP096	UC109	Preferred Option	Gipping	Car Park Handford Rd East	B	Yes	Yes	Yes	0.22	0	24	24	24						24											24	
IP098	UC111	Alloc 2001	Holywells	Transco (site 5.8 2001 part)	B	Yes	Yes	Yes	0.64	0	63	63	63				32	31												63	
IP108	UC148	Preferred Option	St Margaret's	Builders Yard, Vermont Crescent	B	Yes	Yes	No	0.2	0	7	7	0									7								7	
IP109 most	09/00039	Lapsed PP	Bixley	The Drift etc Woodbridge Road (covers most of UC156) Appn for renewal 12/00192 received	B	Yes	Yes	Yes	0.42	0	13	13	13			13														13	
IP116 part	UC185	Preferred Option	St John's	St Clements Hospital Grounds	B	Yes	Yes	Yes	4.88	0	95	95	95			48	24	23												95	
IP116 part	UC185	Preferred Option	St John's	St Clements Hospital Grounds	G	Yes	Yes	Yes	6.75	0	132	132	132			44	44	44												132	
IP121	UC209	Preferred Option	Stoke Park	Front of pumping station, Belstead Rd	G	Yes	Yes	No	0.6	0	27	27	0								27									27	
IP131	04/00538	Lapsed PP	St John's	488-496 Woodbridge Road (UC245)	B	Yes	Yes	Yes	0.37	0	34	34	0								34									34	
IP136	UC251	Alloc 2001	Alexandra	Silo, College Street (5.4 2001 part)	B	Yes	Yes	No	0.16	0	21	21	0								21									21	
IP161	07/00118	Lapsed PP	St Margaret's	2 Park Road (UC140)	B	Yes	Yes	Yes	0.35	0	13	13	13						13											13	
IP165	IP165	Alloc 2001	Whitehouse	Eastway (site 6.3 2001 part)	B	Yes	Yes	No	2.08	0	100	100	100					50	50											100	
IP172	UC088	Lapsed PP	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	Yes	0.08	0	9	9	9					9												9	
IP175	05/00685	Lapsed Outline PP	Whitehouse	47-51 Waveney Road	B	Yes	Yes	Yes	0.15	0	12	12	0								12									12	
IP177	06/00250	Lapsed PP	Westgate	Lock-up Garages rear of 16-30 Richmond Road	B	Yes	Yes	Yes	0.13	0	6	6	0								6									6	
IP188	IP188	Alloc 2001	Bridge	Websters (site 5.10 2001 part)	B	Yes	Yes	Yes	0.11	0	9	9	9						9											9	
IP215	06/00032&11/00127	Lapsed PP	Alexandra	7-15 Queen Street	B	Yes	Yes	Yes	0.09	0	12	12	12		8	4														12	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 Years	2012/13 Current Year	2013/14 (Yr 1)	2014/15 (Yr 2)	2015/16 (Yr 3)	2016/17 (Yr 4)	2017/18 (Yr 5)	2018/19 (Yr 6)	2019/20 (Yr 7)	2020/21 (Yr 8)	2021/22 (Yr 9)	2022/23 (Yr 10)	2023/24 (Yr 11)	2024/25 (Yr 12)	2025/26 (Yr 13)	2026/27 (Yr 14)	2027/28 (Yr 15)	Total Identified Supply
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA) (continued)																														
IP218	08/00805	Lapsed PP	Alexandra	31-37 St Helen's Street	B	Yes	Yes	Yes	0.04	0	12	12	12							12										12
IP221	06/01007	Lapsed PP	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	12	12	12							12										12
IP238	08/00832	Lapsed PP	St John's	Nelson Road	B	Yes	Yes	Yes	0.07	0	7	7	7							7										7
Contingent sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth																														
				Land west of Westerfield Road and south of Railway Line	G	Yes	Yes	No		0	1,000	1,000	400				50	150	200	200	200	200							1,000	
				Broad Location North Ipswich	G	Yes	Yes	No		0	2,100	2,100	0										300	300	300	300	300	300	300	2,100
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)																														
				Small windfall sites	B					0	300	300	0												60	60	60	60	60	300
				Large unidentified brownfield sites	B					0	2,075	2,075	0								125	125	125	125	125	290	290	290	290	2,075
Total										667	10,617	11,284	3,438	119	437	607	831	749	814	828	647	728	759	789	709	650	650	650	650	10,617
Brownfield total													2,557	84	397	461	637	528	534	552	447	538	459	489	409	350	350	350	350	6,925

Appendix E: Net Housing Completions from 1st April 2001

	Total Units	Previously Developed Land		Affordable Housing		Within 'IP-One' area	
			%		%		%
April 2001 – March 2002	347	267	77	31	9	45	13
April 2002 – March 2003	468	402	86	157	34	10	2
April 2003 – March 2004	566	469	83	107	19	172	30
April 2004 – March 2005	717	677	94	102	14	428	60
April 2005 – March 2006*	782	759	97	156	20	308	39
April 2006 – March 2007	985	972	99	163	17	321	33
April 2007 – March 2008	1413	1413	100	329	23	779	55
April 2008 – March 2009~	899	884	98	245	27	501	56
April 2009 – March 2010	389	377	97	26	7	232	60
April 2010 – March 2011	337	303	90	135	40	109	32
April 2011 – March 2012	283	203	72	152	54	51	18
Total	7186	6726	94	1603	22	2956	41
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 units (such as houseboats and caravans) are not included prior to 31st March 2008.

Annual updates run from April to March with effect from 1st April 1997.

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

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

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

Appendix F: Changes in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

Sites of Special Scientific Interest: no change

2005: 3 sites (48 hectares)

2006: 3 sites (48 hectares)

2008: 3 sites (48 hectares)

2009: 3 sites (48 hectares)

2010: 3 sites (48 hectares)

2011: 3 sites (48 hectares)

2012: 3 sites (48 hectares)

RAMSAR: no change

2005: 1 site (41 hectares)

2006: 1 site (41 hectares)

2008: 1 site (41 hectares)

2009: 1 site (41 hectares)

2010: 1 site (41 hectares)

2011: 1 site (41 hectares)

2012: 1 site (41 hectares)

County Wildlife Sites: no change

2005: 19 sites (194 hectares)

2006: 19 sites (194 hectares)

2008: 21 sites (191.6 hectares)

2009: 21 sites (205.74 hectares)

2010: 21 sites (217.51 hectares)

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

2012: 21 sites (217.36 hectares).

Local Nature Reserves: no change

2005: 4 (36.6 hectares)

2006: 9 (49 hectares)

2008: 9 (49 hectares)

2009: 9 (49 hectares)

2010: 9 (49 hectares)

2011: 9 (49 hectares)

2012: 9 (49 hectares)

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