

Annual Monitoring Report 4, 2007/2008



IPSWICH LOCAL DEVELOPMENT FRAMEWORK

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Planning, Transport and Regeneration

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Ipswich Local Development Framework, Annual Monitoring Report 4, 2007/2008:
Executive Summary

This is Ipswich Borough Council's fourth Annual Monitoring Report (AMR) produced in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period from 1st April 2007 to 31st March 2008. Its purpose is to review progress on local development document preparation and to monitor the outputs and implementation of current policies. The Annual Monitoring Report does not contain any new planning policies, nor does it amend or delete any existing policies.

Progress on Local Development Document Preparation

The Council published a revised Local Development Scheme in May 2007, setting out timetables for document preparation. Against those timetables, progress on document preparation has been mixed. The Local Development Scheme will be reviewed urgently and reported to the Council's Executive early in 2009 and will take account of revisions to the Regulations.

Key Indicator Results – The Effects of Policies

Employment – 19,215 sq metres of employment floorspace (Use Classes B1, B2 and B8) was completed during the monitoring period. A significant proportion of the development occurred at Ransomes Europark. Over the same period, 5.08 ha of employment land were lost to other uses. Sites available for employment development amount to 53.6 hectares.

Housing – 1,413 net dwellings were completed over the monitoring period. 99% of them were built on previously developed land, and 23% of them were affordable homes. The average net density of those developments of 10 or more dwellings, totalling 1,103 dwellings was 68 dwellings per hectare. The housing land supply at April 2008 amounted to 5,273 dwellings. A housing trajectory has been included in this AMR.

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. Not all however were within 30 minutes travel time of a hospital by public transport.

Local Services – There is currently one Green Flag open space in Ipswich at Christchurch Park, an area of 33 hectares.

Biodiversity – There was a net loss of biodiversity in 2007/2008, due to the boundaries of a number of County Wildlife Sites being amended. The net loss was 3.1 hectares resulting in a total area of 190.9 hectares over 19 sites.

Renewable Energy – Planning permission was granted for the erection of a 13-metre wind turbine as part of a 3-storey office development at Medite House on Ransomes Europark. In total we recorded 50.8 MW of on shore wind renewable energy capacity permitted in the monitoring period and there were a number of applications for the installation of solar panels, although we do not have details of MW installed.

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

Are Policies Being Used?

The AMR notes that the Council is currently in transition between the 1997 adopted Local Plan and new style development plan documents. The core output indicators show that key “saved” Local Plan policies continue to be used effectively to deliver housing and employment development in suitable locations and ensure an ongoing supply of land for development. The AMR also shows that the majority of saved Local Plan policies are still being used to guide development control decisions.

Key Actions Needed

- Revise the Ipswich Local Development Scheme, to take account of the revised Regulations that have changed the LDF preparation process and could therefore impact on key milestones, and slippage in the programme.
- The Local Development Scheme is currently under review and will be reported to the Executive early in 2009.
- Ensure that data is entered into the additional fields set up in the development control application monitoring system to allow the more efficient gathering of data on core output indicators for future AMRs.
- Progress has been made but there are still gaps, which are being discussed with Development Control.
- Extend the evidence base as identified in the AMR.
- We are currently producing a Strategic Housing Land Availability Assessment in partnership with Suffolk Coastal District Council and the study is due to be completed in early 2009. An Employment Land Review for Ipswich, Babergh and Suffolk Coastal is shortly to be commissioned by the three authorities and is due for completion towards mid-2009. Since the previous monitoring period we have completed the Strategic Housing Market Assessment and have draft versions of the Open Space, Sport and Recreation Study and the Strategic Flood Risk Assessment, all of which will inform the submission stage of the development plan documents.

Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced a requirement for the Borough Council to produce an Annual Monitoring Report (an AMR). This is the fourth AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2007/2008. As such it relates to the period 1st April 2007 to 31st March 2008.
- 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 2007;
 - To monitor performance against a range of established criteria;
 - To assess the extent to which key planning policies are being implemented;
 - To put forward proposals to improve the implementation of key policies;
 - To highlight policy areas that require particular consideration as new local development documents are produced; and
 - In doing the above, to set a framework for the production of future AMRs. Whilst progress has been made in establishing baseline data and monitoring systems to inform the AMR, there remain areas within this document where it is acknowledged that further work will still be required to ensure better information is contained within future AMRs.
- 1.4 For the avoidance of doubt, the AMR does not contain any new planning policies nor does it amend or delete any existing ones.
- 1.5 The AMR has been produced in accordance with the Act, the Town and County Planning (Local Development) (England) Regulations 2004 (the Regulations), the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) and the former Office of the Deputy Prime Minister's (ODPM) document, Local Development Framework Monitoring: A Good Practice Guide (the Guide) plus the Local Development Framework Core Output Indicators – Update 2/2008 (the Update). In particular, the AMR contains data on all the Core Output Indicators set out in the Update. A glossary of terms used in the AMR is provided in Appendix A.

Ipswich in Context – An Update

Population

- 1.6 The Registrar General's mid-year estimate of population for 2007 was 121,000 (rounded), an increase of 600 since the mid-year of 2006. This however contrasts with the Council's own estimate of population in 2007 of 128,000 (based on Council Tax records).

Socio-cultural matters

- 1.7 An update of the baseline information provided in the 2006 AMR indicated that unemployment in Ipswich had fallen from 3.5% in April 2006 to 3.2 % in April 2007. However as at November 2008 the unemployment in Ipswich had risen to 3.9%. Data published for 2007 showed that Ipswich was the 99th most deprived district in England (Suffolk Observatory).

Economy

- 1.8 Work continued on a new university waterfront campus building during the year and which opened for the beginning of the new academic year in September 2008. However in other sectors such as housing, given the recent economic downturn, it is likely that construction work will slow down significantly over the forthcoming monitoring period.
- 1.9 Ipswich is identified as a Growth Point within the Haven Gateway area, in recognition of the role it is playing in planning for household and jobs growth within the Eastern Region. The status brings with it access to funds to help make that growth happen. During 2006-2007 funding was confirmed from DCLG for the repair and conversion of St Lawrence's Church into a community centre, which has now been completed and is functioning as such and the relocation of a major electricity cable in order to free up a potential development site, which has also been completed. Growth Point funding confirmed for 2008-09 includes £0.5m for flood defences.

Environmental Assets

- 1.10 The 2007 AMR set out a list of Ipswich's designated wildlife Habitats. There have been no additions to the sites over the monitoring period, although there has been a reduction in the size of some of the County Wildlife Sites, but not a reduction in the number.

Housing and Built Environment

- 1.11 The total housing stock in Ipswich rose from 55,557 at the beginning of the monitoring period to 56,970.
- 1.12 The period 2007/2008 saw average house prices in Ipswich fall from £159,454 in the fourth quarter of 2007 to £142,914 in the 3rd quarter of 2008 (Suffolk Observatory). The position at the third quarter of 2008 is that average house prices in Ipswich have fallen significantly below the Suffolk average (at 70%).
- 1.13 Ipswich has a fine legacy of old buildings. Within Ipswich there are fourteen conservation areas and over 650 listed buildings. In 1965 Ipswich was included on the Council for British Archaeology's list of towns of outstanding archaeological importance. During the monitoring period there were two new listings, both Grade 2. These were at 160 Norwich Road in August 2007, and the War Memorial at Whitton Churchyard in March 2008.

Transport and Connections

- 1.14 There are no changes to report in terms of transport infrastructure. One major transport study was completed during the monitoring period as reported in the previous annual monitoring report. This was a joint Ipswich A14 Corridor Study, which was carried out by Atkins who reported in July 2007. On the railways, National Express took over rail services from One Railway.

Local Government Review

- 1.15 The Council is still awaiting the recommendation of the Boundary Committee on Local Government Review in Suffolk. This has now been postponed from December 2008 until February 2009. The Secretary of State will make the final decision in late March. It remains important, however, to ensure plans are either in place or very well advanced before any new authority takes effect.

National and Regional Policy Changes

- 1.16 Throughout the monitoring period there were a number of changes to national and regional policies that affect the context in which the Council's own policies must be developed. The following is a brief summary of the implications for Ipswich. For more detailed information about national planning policies and guidance, readers should consult the

planning page of the DCLG website (www.communities.gov.uk/planningandbuilding/planning/). General information about regional planning can be found on the East of England Regional Assembly (EERA) website (www.eera.gov.uk) whilst the current regional plan for the East of England (see below) is available from the Government Office for the East of England (GO-East): www.gos.gov.uk/goeast/planning/regional_planning/.

- 1.17 The *Planning White Paper (May 2007)* contained a number of proposals to streamline the LDF process, which would require changes to regulations and/or policy. Following on from the White Paper, the government published a further consultation document: *Streamlining Local Development Frameworks (November 2007)*. Section two included proposals for the LDF regulations to be modified so that supplementary planning documents (SPDs) could be prepared which directly interpret higher-level regional or national policies. Currently, adopted SPDs can only interpret more detailed local policies in local plans or development plan documents, and those parent policies must first be reviewed before the SPD itself can materially change. However following consultation the government decided not to amend the regulations in this way.
- 1.18 *The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008* were published in the summer of 2008 to amend the 2004 Regulations. In particular the Regulations simplify the procedures to be followed in preparing or revising development plan documents and statements of community involvement, as well as providing for new bodies to be involved in their preparation. To speed up the process, the Regulations remove one of the formal stages of consultation – the preferred options stage. They also provide local planning authorities with discretion to involve residents and businesses in the preparation of DPDs and SCIs, as they think appropriate. As the key documents in the Ipswich Local Development Framework have already progressed through the preferred options stage, these changes will not be noticed currently, however when these documents are reviewed following adoption, the time taken to produce the documents should be reduced.
- 1.19 *Planning Policy Statement 12: creating strong and prosperous communities through Local Spatial Planning (2008)* was published in final form, and it attempts to streamline the process of producing local development documents. The PPS sets out national policy on preparing local development frameworks (which include the documents that are affected by the changes made by the Regulations). The PPS also re-emphasises what is meant by local spatial planning in creating a framework to deliver the vision for the future of the local area, and the core strategy should consider a time horizon of at least 15 years.
- 1.20 The Government also published a Plan-Making Manual, following the publication of PPS12, to provide additional guidance for implementing the changes. The Manual explains how the 2004 Regulations operate (as amended by the Regulations) and is in the form of a website so it can be updated regularly with new examples of best practice.
- 1.21 *Planning Policy Statement: Planning and Climate Change (2007)*, the Supplement to Planning Policy Statement 1 was published in final form. The PPS sets out how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. The PPS achieves this through encouraging the use of renewable, low carbon, or decentralised energy, and through the promotion of carbon neutral development.
- 1.22 *Planning Policy Statement 4 (PPS4): Planning For Sustainable Economic Development (2007)* was published in draft form and will eventually replace *Planning Policy Guidance 4 (PPG4): Industrial and Commercial Development and Small Firms*, which was issued in 1992. The aim of the draft PPS4 is to encourage local authorities to plan effectively and pro-actively for economic growth and to achieve a proper balance between economic

opportunities and environmental and social considerations. In particular the draft PPS4 advises local planning authorities against designating sites for single uses or restricting them to particular use classes and should avoid carrying forward existing employment allocations where this cannot be justified. To date PPS4 is still in draft form.

- 1.23 The Revision to the Regional Spatial Strategy for the East of England, also known as the *East of England Plan* was adopted in May 2008. This plan now forms part of the development plan for Ipswich. The policies contained in the spatial strategy set out the core strategy and overall framework for development in the region and complement national planning policy statements. The East of England Plan also identifies the need for strategic employment sites to be identified in local development documents, within the Haven Gateway, to support growth and regeneration at Ipswich. This is to contribute to the indicative target for net growth in jobs for the Suffolk Haven Gateway of 30,000 for the period 2001-2021. The East of England Plan also identifies a minimum dwelling provision to be accommodated in Ipswich of 15,400 from April 2001 to March 2021, and Ipswich is identified as a key centre for development and change within the Haven Gateway Sub-Region.
- 1.24 The East of England Plan also introduced a number of policies, which are a material consideration in determining planning applications. Most notable is policy ENG1: Carbon Dioxide Emissions and Energy Performance, which states “In the interim, before targets are set in Development Plan Documents, new development of more than 10 dwellings or 1000m² of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless this is not feasible or viable”.
- 1.25 Guidance was also produced during the monitoring period by the Government on the production of Strategic Housing Land Availability Assessments (July 2007), and Strategic Housing Market Assessments (August 2007), both of which are a requirement of PPS3: Housing. A Strategic Housing Market Assessment for the Ipswich area has recently been completed and a Strategic Housing Land Availability Assessment is currently being undertaken with Suffolk Coastal District Council and is due to report in early 2009.
- 1.26 The Government published proposed changes to *Planning Policy Statement 6: Planning for Town Centres* in July 2008. The proposals remove the requirement for an applicant to demonstrate ‘need’ for a proposal, which is in an edge-of-centre or out-of-centre location and which is not in accordance with an up-to-date development plan strategy. The policy also replaces the existing impact assessment with a new impact assessment framework, which applicants for proposals need to undertake in certain circumstances.
- 1.27 The Planning Act 2008 gained Royal Assent in November 2008 and puts plans in place for the creation of an independent Infrastructure Planning Commission. The Planning Act 2008 also brings in the Community Infrastructure Levy (CIL), which will allow local authorities to charge developers for infrastructure. In addition development plan documents are required to contribute to climate change policy.
- 1.28 A report by the independent panel conducting the Examination in Public into the Review of Gypsy and Traveller Accommodation in the East of England supported the policy for every local authority to plan for at least 15 additional residential pitches for Gypsies and Travellers by 2011. The finalised plan is scheduled for publication by Summer 2009 following consultation.

Progress on Local Development Scheme timetables

2.1 The first Local Development Scheme (LDS) for Ipswich was formally brought into effect in January 2005. This was later revised in March 2006 and again in May 2007. It is the last of these, published in May 2007, against which progress will be assessed on the preparation of local development documents over the monitoring year April 2007 to March 2008.

2.2 The May 2007 LDS made an important change to the previous version. In addition to updating the timetable for the preparation of local development documents, it reduced the number of development plan documents proposed in Ipswich from four to three. The Requirements for Residential Development development plan document was combined with the Core Strategy and Policies, to simplify the Local Development Framework in Ipswich.

2.3 Table 1a below provides a summary of progress against the revised targets for the three development plan documents and the Statement of Community Involvement. Table 1b outlines the timetable for the five supplementary planning documents proposed in the revised Ipswich LDS May 2007, and gives an update on their progress.

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

Local Development Document	Target for 31st March 2008	Progress
Statement of Community Involvement	Examination June 2007; adoption Oct 2007.	The Ipswich Statement of Community Involvement was subject to examination in June 2007 and adopted by the Council on 11 th September 2007.
Core Strategy and Policies DPD (incorporating Requirements for Residential Developments) Site Allocations and Policies DPD IP-One Area Action Plan DPD	Pre-submission public participation Sept-Oct 07; Consider responses Nov-Dec 2007; Prepare DPDs Jan-May 2008.	<ul style="list-style-type: none"> • 3 Preferred Options DPDs approved by Executive Committee on 19th November 2007; • Pre-submission public participation (preferred options consultation) took place a little later than scheduled, from Jan-Mar 2008. • Nearly 3,000 representations were processed from April to July 2008 and reported to the Executive on 9th September 2008. The report can be found at: http://www.ipswich.gov.uk/Services/Planning+Policy/Local+Development+Framework/Development+Plan+Documents/

Table 1b: LDS Targets for other documents listed in the revised Local Development Scheme, May 2007

Local Development Document	Status	Key Milestones	Progress
The Northern Fringe Area Development Brief	Supplementary planning document	Pre-submission consultation June 2010 Public consultation on draft SPD January- Feb 2011 Adopt SPD June 2011	Start not scheduled until May 2010
Extending your Home	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
Parking Standards	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
Planning Obligations	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
The Old Norwich Road Development Brief	Supplementary planning document	Pre-submission consultation June 2010 Public consultation on draft SPD January- Feb 2011 Adopt SPD June 2011	Start not scheduled until May 2010

2.4 The tables above show that, at 31 March 2008, progress against milestones in the 2007 LDS presented a mixed picture. The Statement of Community Involvement was completed slightly ahead of schedule, but there was some slippage on the development plan documents. Work on the five supplementary planning documents is not scheduled to start until June 2009 at the earliest, as this should broadly follow on from work on development plan documents.

2.5 Currently, all three development plan documents are still under preparation in parallel – the Core Strategy, IP-One and Site Allocations DPDs. This approach has the benefit of showing consultees how strategic policies set out in the Core Strategy could affect more detailed site-level policies and allocations in the other two DPDs, as site matters generally create the most interest in the community. The ‘parallel’ approach also helps to move Ipswich towards a new comprehensive policy framework to replace the adopted Local Plan.

2.6 However, there is a significant disadvantage to this approach, and that is manageability and volume of work. This applies in the preparation of the development plan documents, engaging with stakeholders during consultation, and then processing the representations received.

2.7 The May 2007 LDS scheduled January to August 2007 for preparation of the pre-submission public participation development plan documents (or ‘Preferred Options’ under Regulation 26), and September to October 2007 for the public participation. Work was broadly on course for this at the end of the last monitoring period in March 2007. At that time additional Regulation 25 consultation was also taking place on additional sites and development control policies. However, subsequently the pre-submission public participation started four months later than planned (in January 2008). The reasons for this were:

- The sheer workload involved in preparing three significant development plan documents in parallel, as touched on in paragraph 2.6 above.
- Additional evidence base requirements: Strategic Housing Land Availability Assessment guidance was published in July 2007, and new Strategic Housing Market Assessment guidance was published in August 2007. We need to respond to the Government’s requirements for evidence to support local planning strategies, to ensure that our plans are sound. Thus, when new or updated guidance is issued this adds to the workload of the team. In September 2007 it was decided to commission a joint Strategic Housing Market Assessment with neighbouring authorities - please follow this link to find out more information: <http://www.ipswich.gov.uk/Strategic+Housing+Market+Assessment.htm>. A joint Strategic Housing Land Availability Assessment was started in September 2008, and if you would like to know more about this please find more information here: <http://www.ipswich.gov.uk/Services/Planning+Policy/Current+Consultations/Strategic+Housing+Land+Availability+Assessment.htm>
- Staffing issues are also a factor. Between July and October 2007, the Planning Policy team lost four of its six members, leaving just 1.5 posts filled for a temporary period. This short period of intense change during 2007 impacted significantly on the capacity of the team at the time.

2.8 The combination of the factors outlined above resulted in slippage in the timetable for document preparation during 2007. This is a cause for concern, because it can impact on investment decisions, lengthen periods of uncertainty for the community, and reduce the amount of grant awarded to the Council for progress against milestones.

2.9 The Local Development Scheme (LDS) is the Council’s public statement of its programme for the production of local development documents. It is a three-year rolling programme of work expected on those documents. It is important that this Annual Monitoring Report flags up any changes that may be needed to the LDS, either as a result of slippage in the timetables, new guidance or legislation, or the results of monitoring outcomes.

- 2.10 It is clear that we need to revise the May 2007 LDS, to reflect slippage in the preparation of the three development plan documents. Change is also needed to reflect changes to the process of preparing a DPD that have been made by the Government. New regulations were published in June 2008 (the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008) together with a revised version of Planning Policy Statement 12 Local Spatial Planning. They introduce important changes to the preparation process for DPDs, including:
- Reducing the three stage process of issues and options, preferred options and submission consultation on DPDs to two stages;
 - Allowing planning authorities to publish and receive representations on a DPD prior to its submission to the Secretary of State; and
 - Allowing the publication stage consultation to be a minimum of six weeks, rather than exactly six weeks.
- 2.11 The Ipswich Local Development Scheme will, therefore, be reviewed urgently and reported to the Council's Executive early in 2009. The review will take account of the revisions to the Regulations, and include consideration of the merits and practicality of continuing with the parallel preparation of three DPDs.
- 2.12 In the meantime, to update the public on the timetable of work, a provisional revised timetable was set out in a report to the Council's Executive on 9th September 2008. This is available on the Council's web site (please see <http://www.ipswich.gov.uk/Services/Planning+Policy/Local+Development+Framework/Development+Plan+Documents/>). It sets out dates for consultation on submission draft DPDs between February and March 2009, and submission of DPDs in Summer 2009. The review of the LDS will further revise this timetable and will be published at the earliest opportunity.
- 2.13 Table 1b above shows that the preparation of scheduled supplementary planning documents is not due to begin until 2009 and consequently there is no progress to report on these documents. Supplementary Planning Documents (SPDs) are meant to add detail to policies in a DPD and therefore their preparation needs to follow on from further progress on the DPDs themselves. The review of the LDS may therefore need to revise the SPD timetables to fit in with those for the DPDs.

3. Monitoring Performance Against Core Indicators

- 3.1 Monitoring performance is one of the key parts of the planning system. It is through monitoring performance that policy areas requiring further attention can be identified and reviewed with the aim of ensuring that desired outcomes are actually achieved.
- 3.2 Equally, it is important that through monitoring, comparisons can be made between Ipswich and other areas and places. Therefore monitoring has been undertaken against the nationally recognised core output indicators as defined in the *Local Development Framework Monitoring: A Good Practice Guide* (December 2005) and *Local Development Framework Core Output Indicators Update 2/2008* (July 2008). The Government Office for the East of England has also suggested that a regional indicator should be addressed relating to Gypsy and Traveller issues and this is addressed at paragraph 3.56.
- 3.3 The revised core output indicators cover 5 areas of activity although only 3 of these are relevant to a district authority such as Ipswich, the other two being county council functions. The 3 are as follows:
- Business development and town centres;
 - Housing; and
 - Environmental Quality.
- 3.4 The indicators are set out in full within Appendix B. A list of tables and graphs in the AMR is provided at Appendix C.
- 3.5 The rest of this section is structured in the order set out above. This is the fourth AMR for Ipswich and despite the core output indicators being revised, it is possible to identify change over time for some indicators.
- 3.6 Since the 2007 AMR, work on monitoring has progressed. However, there are still areas of data where there are gaps, which the Council will continue to work to fill for future AMRs. In several instances, such as with the car parking former Core Output Indicator 3a, it is because LDF policies are not yet in place and therefore the monitoring in the meantime is against PPG13 standards. In addition, new core output indicators such as H6 on housing quality, will be reported in the 2009 AMR.
- 3.7 The data contained in this section relates to the period from 1st April 2007 to 31st March 2008.

Business Development and Town Centres

- 3.8 Whilst the provision of housing often appears to take precedence over other issues within planning monitoring, it is crucial that an appropriate balance is retained between housing, business development and other issues.
- 3.9 In this regard four issues are of particular relevance, with the additional one to the previous monitoring period being the latter with respect to town centres. These are:
- Development of land for employment purposes;
 - The supply of employment land;
 - Losses of employment land to other uses;
 - Development of land for 'town centre uses'.

- 3.10 In the context of this section employment will be taken to mean anything falling within classes B1 (office uses), B2 (general industry) or B8 (warehousing and distribution) of the Use Classes Order.
- 3.11 Table 2 illustrates the amount of floorspace (square metres) that has been developed by employment type (indicator BD1) and the proportion of that floorspace that is on previously developed land (indicator BD2).

Table 2: Developments for Employment Use

	Total floorspace developed - Ipswich (m ²)	% on previously developed land	In Village, Waterfront or Town Centre areas (m ²)	In designated Employment Areas (1997 Local Plan) (m ²)
Use Class B1	13,889	28%	58	13,831
Use Class B2	0	0%	0	0
Use Class B8	5,326	100%	0	5,326

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

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

Employment Land Available (Indicator BD3)

- 3.13 The total amount of employment land available for employment use across the whole of Ipswich is 53.6 hectares (ha). This consists of 2.82 ha with planning permission, 18.43 ha on allocated land and 32.35 ha of vacant land within identified employment areas.

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

- 3.14 Tables 3a and 3b identify the total amount of completed floorspace for ‘town centre uses’ both within the town centre and within the Ipswich Borough (indicator BD4). This type of use includes shops, financial & professional services, offices, and leisure uses such as cinemas and bingo halls. The largest business development took place at a site adjacent to Ransomes Europark on Nacton Road (application ref: 05/00241/FUL).

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

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	6	0	0	0	6
Losses	0	0	0	0	0
Net Change	6	0	0	0	6

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

Gross floorspace (sq. m)	A1	A2	B1a	D2	Total
Gains	6	0	18,063	47	18,116
Losses	58	0	0	70	128
Net Change	-52	0	18,063	-23	17,988

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

- 3.15 Table 4 identifies the amount of employment land (as defined within the Ipswich Local Plan 1997) that has been lost from employment use between 2007 and 2008 due to its being developed for other uses. In addition the table also identifies the amount that has been lost to residential use, the amount lost in the Village, Waterfront and Town Centre (see paragraph 3.12 as to why these areas are used in lieu of the indicator definition for regeneration areas) and the amount lost in identified employment areas.

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

Net Loss of Employment Land (hectares) to non-employment uses				
	Total - Ipswich	Village, Waterfront and Town Centre	Loss to residential use – Ipswich Borough	Loss from Employment Areas (1997 Local Plan)
2007-2008	5.08 ha	0.94 ha	5.03 ha	3.85 ha

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

Housing

- 3.16 The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan, the Suffolk Structure Plan and the Regional Spatial Strategy. Reporting on housing delivery is one of the key legal requirements of the AMR.

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

- The context of housing targets for Ipswich;
- Housing completions since 1996;
- Projections for future housing completions up to 2021;
- Development on Previously Developed Land;
- Densities of completed developments;
- Affordable housing completions;

- 3.18 Further details on many of these issues are contained within the Housing Land Availability Report 2008 published by the Borough Council. This is available from the contact details and via the web-site address set out on the front cover of this AMR. Also contained within the Housing Land Availability Report 2008 is reference to student accommodation sites with planning permission. The Council is currently seeing much developer interest in providing student accommodation with planning permission already granted for a new build block of 146 rooms in 25 clusters of 5/6 rooms per kitchen, which contributes towards our housing land supply. As the university expands over the next few years we expect there to be a significant number of housing completions coming from this source of supply.

Housing Targets for Ipswich (Indicator H1)

- 3.19 Table 5 overleaf sets out the three different housing targets that are relevant to Ipswich. The position remains unchanged since the last monitoring report.

Table 5: Housing Targets for Ipswich (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 Development Framework	Target adoption date for each DPD*	2001 to 2021 (financial year based)	15,400	770
1. Core Strategy	2009			
2. IP One AAP	2010			
3. Site Allocations	2011			

* As set out in May 2007 Local Development Scheme

3.20 Two factors are of particular note:

- (i) The targets have got progressively higher, with the latest 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 is also over 90% more than the current 2001 Structure Plan target of 400 units per annum;
- (ii) Each new target is backdated a significant number of years from the date of plan production and adoption. For instance despite the fact the 400 per annum target was first adopted in 2001 for delivery and monitoring purposes the target is backdated to 1996. The 2001 adopted target sets the standard that 400 units a year should have been delivered between 1996 and 2001 (i.e. 2,000 units in total) when the adopted target actually in place between 1996 and 2001 was for 250 units a year (i.e. 1,250 in total). This is a particular issue in Ipswich as our targets have significantly increased twice over the last decade. Therefore, within Ipswich, an element of playing 'catch up' on the targets is inevitable.

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

3.21 The net housing completions since 1996 are shown on Graph 1. In summary:

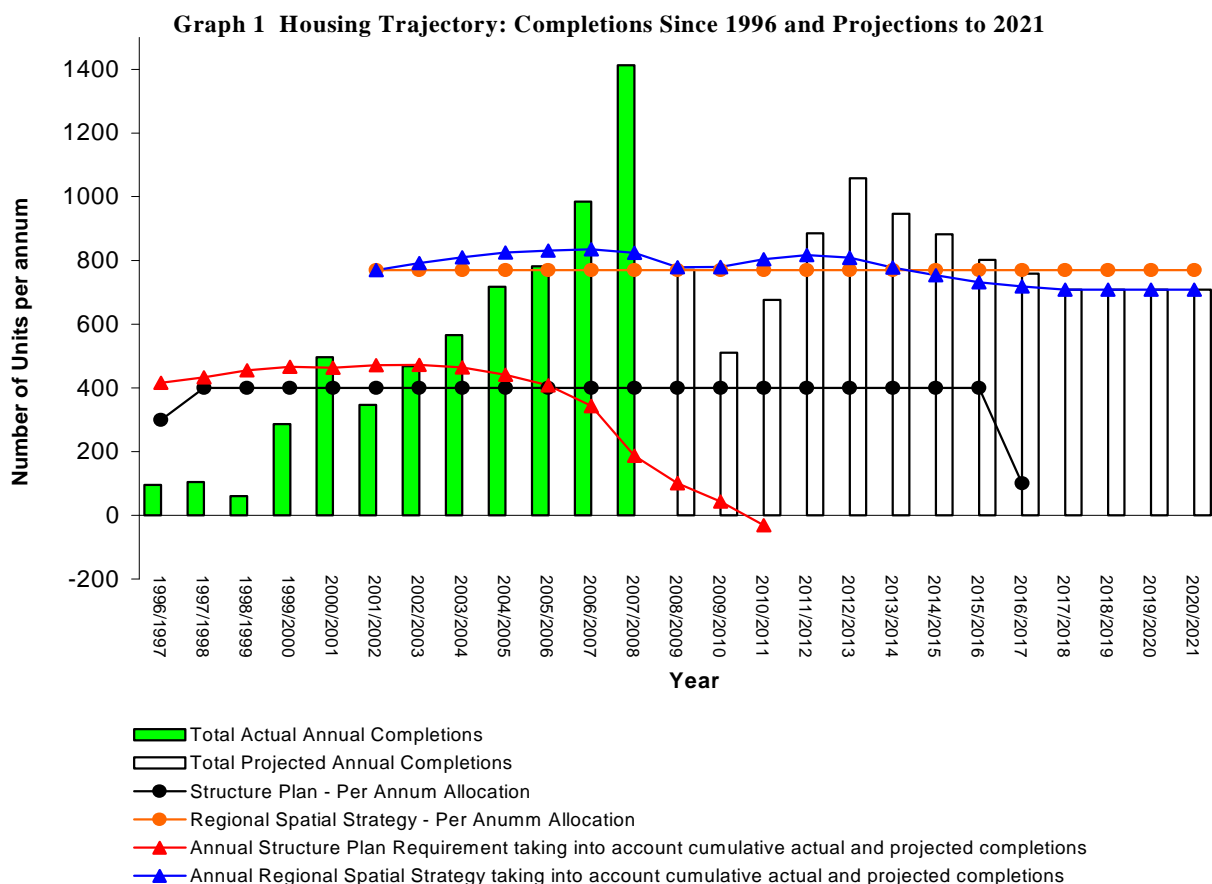
Completions 1 st April 2007 to 31 st March 2008	1,413
Completions July 1996 to March 2008	6,322
Average completions per year July 1996 to March 2008	527
Completions April 2001 to March 2008	5,278
Average completions per year April 2001 to March 2008	754

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

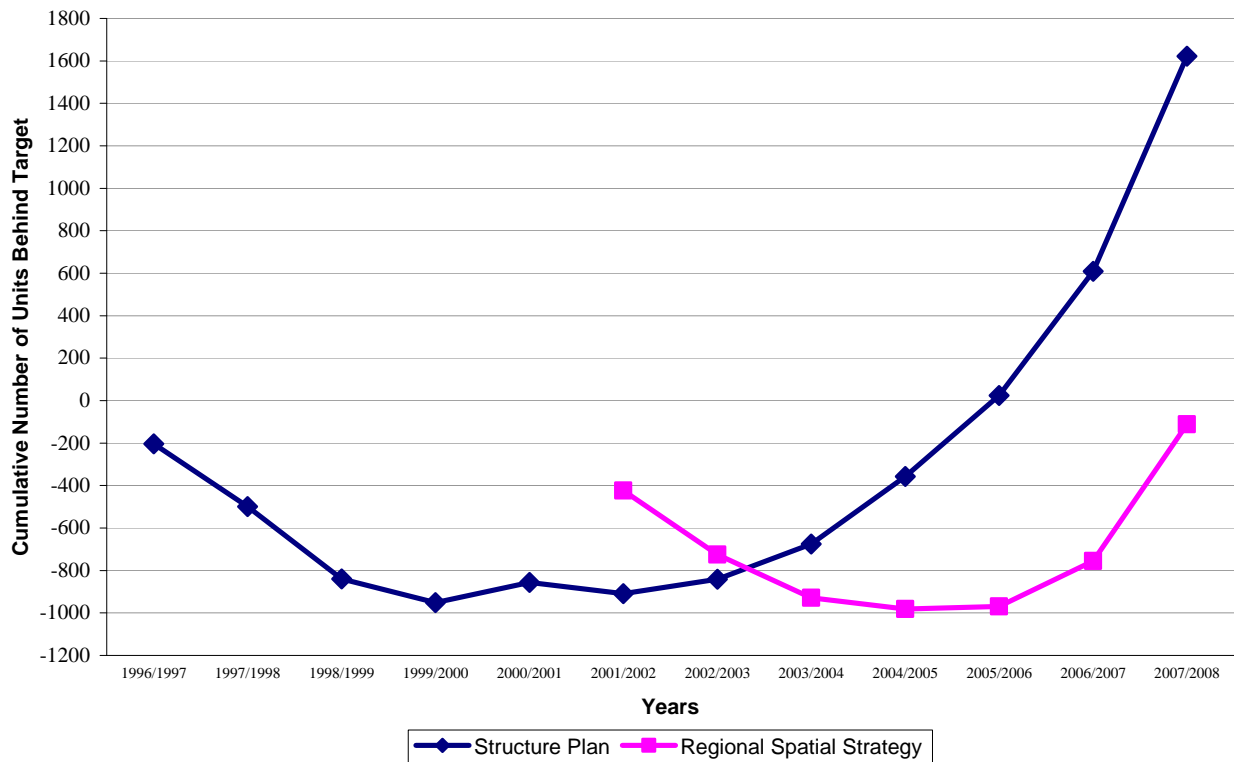
3.22 As well as identifying annual completions since 1996, Graph 1 below also sets out a projection of estimated annual housing delivery (net additional dwellings) in the period up to 2021. This demonstrates that:

- The Structure Plan overall target has already been reached (i.e. about seven years earlier than set out in the Structure Plan);
- In the context of the higher Regional Spatial Strategy target of 770 per annum, it is anticipated that it will take longer to reach the target in the current economic downturn but a trajectory is shown that achieves this target. This trajectory shows completion rates exceeded those of the previous three years and as was reported last year, total actual completions exceeded the Regional Spatial Strategy trajectory shown.

3.23 There has been difficulty encountered in preparing the trajectory due to uncertainty in the present economic downturn about when sites are to become available and when completions are likely.



Graph 2 - Housing Completions and Targets



3.24 The projected completions in Graph 1 include sites forming part of the housing land supply (see paragraph 3.26 and also Appendix D). They also include from 2017/2018 an annual delivery rate equivalent to the residual requirement of the Regional Spatial Strategy, because the development plan documents that will implement the requirement through allocating sites for residential development are currently under preparation. Graph 2 (see above) illustrates that the Structure Plan housing target has been met. Over the past year the actual completions have once again increased, reducing the shortfall in meeting the Regional target, as indicated in Graph 1.

3.25 It is anticipated that issues associated with the Regional Spatial Strategy and the delivery and phasing of the housing target will be addressed within the Core Strategy and Policies Development Plan Document when it is produced. Together with the Site Allocations and Policies Development Plan Document and IP-One Area Action Plan, it will address the need for allocations to ensure the delivery of housing towards the end of the draft RSS plan period.

3.26 In terms of short term housing delivery and supply, the Housing Land Availability Report (see paragraph 3.18) highlights that as at 1 April 2008 Ipswich had:

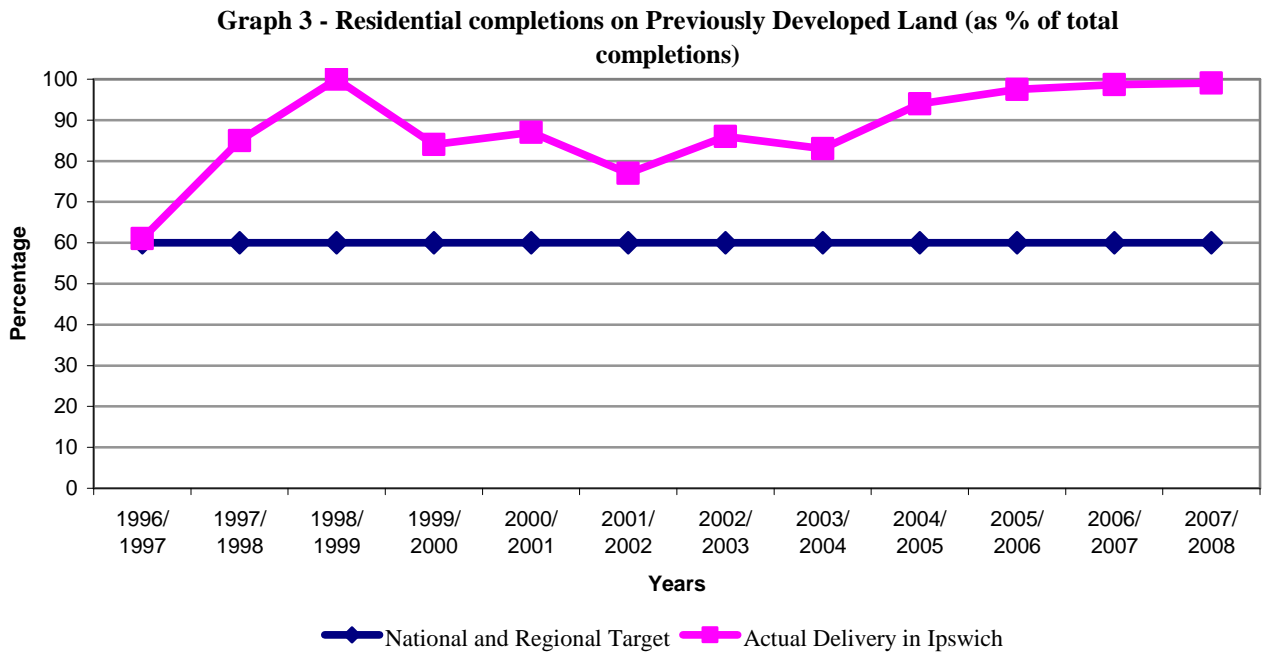
Units under construction	1,271
Units with planning permission but not yet commenced	3,425
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	577
Total	5,273

3.27 An additional 161 possible units remain on allocated sites in the adopted Local Plan, giving a supply of 5,434 units at 1 April 2008. Based on the regional requirement of 770 per year, this currently represents seven years of housing land supply. Using a residual requirement calculation of 779 dwellings per annum over the remaining years to 2021, the supply amounts to land for almost seven years. The precise timing of delivery as set out in the housing trajectory in Graph 1 has been affected by the economic downturn, which has seen some development sites in Ipswich mothballed. At the moment we anticipate a dip in completions, with recovery starting to show in 2011. When the upturn comes, it is possible that delivery could recover quickly through the completion of buildings that are currently being completed externally but not fitted out. The Council will continue to monitor closely what is a rapidly changing situation.

3.28 Whilst an additional 1,357 possible units (including the 161 mentioned in paragraph 3.27), to the 5,273 shown in paragraph 3.26 have been allocated in the First Deposit Draft Local Plan, it needs to be remembered that these sites are not within the development plan. Therefore it is important that the two proposed development plan documents (i.e. the IP-One Area Action Plan and the Site Allocations and Policies DPD) that deal with site allocations are brought forward at the earliest opportunity. Their timetables are discussed in Section 2 of this report.

Development on Previously Developed Land (Indicator H3)

3.29 Graph 3 shows that, at 99%, the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 93% between 1996 and 2008 and 94% between 2001 and 2008.



Densities of Completed Developments

3.30 In the year from April 2007 to March 2008 the following units were completed within new build developments of more than or equal to 10 units.

Site Address	Net units built during the year	Total number of units on site	Density of whole site (units per hectare)
Bath Street	84	464	100.5
Croft Street/Wherstead Road	100	180	41.2
Yeoman Close, Yarmouth Road	34	145	172.6
Ravenswood	76	1250	38.7
Europa Way/Bramford Road	117	399	57.7
Wolsey Street	50	50	206.6
Childer's Court, Sandy Hill Lane	12	49	64.5
462-464 Bramford Road	34	34	125.9
Modus, Duke Street	236	377	100.3
114 Bramford Road	14	14	153.8
Celestion/Bull Motors, Foxhall Road	143	288	48.6
Reynolds Road	12	12	65.9
Ranelagh Road (Compair Site)	110	373	95.6
Parliament Road	10	10	98.0
Sproughton Road	22	22	91.7
Maidenhall Approach	13	13	85.0
545 Wherstead Road	11	11	148.1
Foxhall Road (393-403)	14	14	93.3
1a Clarkson Street	11	11	550.0
Total new build units completed in sites of equal to or greater than 10 units	1,103	3,716	

Sites where only the demolition of units ahead of development has been carried out are not included.

3.31 Out of those 1,103 units:

- 0 were developed at less than 30 units per hectare (0% of units);
- 319 were developed at between 30 and 50 units per hectare (30% of units);
- 784 were developed at over 50 units per hectare (70% of units).

3.32 The average net density of land covered by the 1,103 units is 68 units per hectare.

3.33 Therefore the PPS3 standard has been exceeded and the averages suggest that the density of developments in Ipswich is high when compared with national expectations. Whilst in previous years the high-density figures have been attributable to Waterfront schemes, which were generally being approved at higher densities than elsewhere in the town, this is less the case now. The figures above suggest that higher densities are being achieved across the town. Of the 1,103 completed units, 320 (29%) were within Waterfront schemes. 834 (76%) of the 1,103 completed units are flats.

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

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

Gross Affordable Housing Completions (Indicator H5)

- 3.35 Policy H10 of the Ipswich Local Plan 1997 (and its supporting paragraph 6.51) states that the affordable housing target for Ipswich is 30% of all provision. Policy H6 of the First Deposit Draft Local Plan 2001 states that 30% of homes on greenfield sites and 25% of homes on previously developed land for developments of above a certain size threshold should be affordable housing. The Affordable Housing Position Statement Nov 06, applies that same standard as the First Deposit Draft Local Plan 2001.
- 3.36 The Regional Spatial Strategy gives priority to the provision of affordable housing to meet identified needs. The target is to ensure that some 35% of new dwelling provision is affordable at the regional level.
- 3.37 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2007/2008	1996/2008	2001/2008
Ipswich	329 (23%)	1,251 (20%)	1,039 (20%)
Suffolk ¹	N/A	N/A	14% (2001-2007)
Regional ¹	N/A	N/A	14% (2001-2007)

⁽¹⁾ Data from the East of England Annual Monitoring Report 2006-7 published by the East of England Assembly

- 3.38 The figure for 2007/2008, reported in the table above is a net figure in order to provide a comparison with historic figures. The delivery of affordable units both in actual terms and in percentage terms has risen significantly compared to the 2006/2007 figure of 157 units, 16% of the total housing completions. The gross figure for 2007/08 is 361 units, 24% of total housing completions for the monitoring period. Since 2000, the delivery of affordable housing in Ipswich has far exceeded both the regional and the county average. The Borough Council recognises however that its affordable housing policies require review to ensure delivery moves towards meeting the regional targets and local needs, although there is concern in the current economic downturn about future affordable housing completions. The affordable housing policies will be addressed within forthcoming work on the Core Strategy and Policies Development Plan Document.
- 3.39 To inform this future work the Borough Council has published a Housing Needs Study, and a Strategic Housing Market Assessment (SHMA) to ensure a full understanding of the Ipswich housing market area.

Housing Quality – Building for Life Assessments (Indicator H6)

- 3.40 The Update has introduced a new indicator on housing quality to show the level of quality in new housing development. As this is a new indicator we have not monitored it for the 2007/2008 period and will report on this in the 2009 AMR.

Transport

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

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

- 3.42 The adopted local plan sets out minimum levels of car parking required with certain types of development. However, on this matter it is out-of-date and not in-line with current thinking, which sets maximum parking standards for developments. The two key documents are Planning Policy Guidance (PPG) Note 13 (Transport), specifically Annex D Maximum Parking Standards, and the Suffolk Advisory Parking Standards (First Deposit Draft Local Plan 2001, Appendix 1).
- 3.43 PPG13 sets maximum standards for large retail, leisure, education and office developments (within use classes A, D and B). One office (B1) development over the threshold size of 2,500 square metres that triggers the PPG13 standard was completed during the year. Table 6 below shows that the B1 development stayed within the maximum parking standard. A second large development also took place, a single-storey extension consisting of 3,327 square metres of storage and distribution (B8 development). Already on the site exist 22,013 square metres (B8) and 476 metres (B1), with 153 existing car parking spaces. There are an additional 42 car parking spaces, which exceed the maximum parking standard.

Table 6: Car Parking Provision in Non-Residential Developments

Development	Employment / Leisure or Retail	PPG13 / Suffolk maximum exceeded	Actual provision
Land between A14 and Railway line, adjacent to Ransomes Europark, Nacton Road	Employment (B1) 8,765 sq m	292 spaces No	288 spaces
13-17 Bluestem Road	Employment (B8) 3,327 sq m	25 spaces Yes	42 spaces

Note: Thresholds for completed developments vary but are based on gross internal floor space.

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

3.44 The Guide sets out a specific set of services against which to measure residential proximity. For this indicator, the assessment is made for the 1,103 units within major residential developments that were completed during the year 2007/2008 (i.e. the same units as outlined in paragraph 3.30).

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)
Bath Street	84	not walk	✓	✓	✓	✓	✓
Croft Street/Wherstead Road	100	not walk	✓	✓	✓	✓	✓
Yeoman Close, Yarmouth Road	34	X	✓	✓	✓	✓	✓
Ravenswood	76	not walk	✓	✓	✓	✓	✓
Europa Way/Bramford Road	117	X	✓	✓	✓	✓	✓
Wolsey Street	50	not walk	✓	✓	✓	✓	✓
Childer's Court, Sandy Hill Lane	12	not walk	✓	✓	✓	✓	✓
462-464 Bramford Road	34	X	✓	✓	✓	✓	✓
Modus, Duke Street	236	not walk	✓	✓	✓	✓	✓
114 Bramford Road	14	not walk	✓	✓	✓	✓	✓
Celestion/Bull Motors, Foxhall Road	143	✓	✓	✓	✓	✓	✓
Reynolds Road	12	not walk	✓	✓	✓	✓	✓
Ranelagh Road (Compair Site)	110	not walk	✓	✓	✓	✓	✓
Parliament Road	10	✓	✓	✓	✓	✓	✓
Sproughton Road	22	X	✓	✓	✓	✓	✓
Maidenhall Approach	13	X	✓	✓	✓	✓	✓
545 Wherstead Road	11	X	✓	✓	✓	✓	✓
Foxhall Road (393-403)	14	✓	✓	✓	✓	✓	✓
1a Clarkson Street	11	not walk	✓	✓	✓	✓	✓
Number of the 1103 units within 30 minutes of service by foot or bus	1103	872	1103	1103	1103	1103	1103

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 also within 30 minutes bus journey.

3.45 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 such that public transport users need to travel into the town centre and out again to reach it. The findings above suggest that in considering major new residential developments, public transport access to the hospital needs to be a consideration.

Local Services

- 3.46 Previously, the Guide provided three indicators to cover local services. These related to the amount of completed retail, office and leisure development, the proportion of these in the town centre and the amount of eligible open space managed to Green Flag standard. The Update has incorporated former indicators 4a and 4b into indicator BD4 mentioned already in this report. In respect of former indicator 4c, the Update mentions authorities with Green Flag policies or signed up to the scheme should continue to monitor against the standard, as noted in paragraph 3.47.

Environmental Quality

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

- 3.47 There was no Green Flag award standard open space in Ipswich during the monitoring period although Christchurch Park, 33 hectares in size, was awarded Green Flag status in July 2008.
- 3.48 Currently the amount of public open space in Ipswich owned and/or managed by the Borough Council is 477 hectares. The County Council, other public agencies and private landowners own further accessible open space in the Borough. An open space, sport and recreation audit and needs assessment is currently being completed and will assist in providing data on the level of publicly accessible open space.

Flood Protection and Water Quality (Indicator E1)

- 3.49 Much of central Ipswich is within the floodplain and as such flooding issues are of particular relevance in Ipswich. The Borough Council has been working with the Environment Agency and other partners on an Ipswich Flood Defence Management Strategy. On the 25th March 2008, the Environment Agency announced that the 1st phase of funding for a £40million-plus solution to Ipswich's flood defence had been secured. A tidal surge barrier across the River Orwell is the main part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, once further funding has been secured, and is expected to be in operation in early 2012. 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.
- 3.50 The Update has a single indicator on this issue, which relates to the number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.
- 3.51 The Environment Agency was advised of 123 applications in Ipswich where flood risk or water quality was an issue. Of these, 58 were approved, 21 refused, 28 withdrawn and on 16 no further action was taken. Two applications were approved contrary to the Environment Agency's advice. It was felt the concerns raised in one could be dealt with through conditions. The second application was referred to GO-East who decided not to call the application in and it was approved as the Council considered mitigating measures to be acceptable.

Change in areas of Biodiversity Importance (Indicator E2)

3.52 In previous AMRs we reported on two former indicators, 8(i) and 8(ii) identified in the Guide. The latter is still reported under core output indicator E2 and in the monitoring period 1 April 2007 to 31 March 2008 there have been a number of amendments to the boundaries of County Wildlife Sites, which has resulted in a net loss as shown in Appendix F. This appendix also gives a comparison between the changes in area designation from 1 April 2006 to 31 March 2006 and as reported in the previous AMR we were unable to update this indicator for April 2007. For April 2008, we have entered in the 2006 figures, as we are unaware of any change except in the case of County Wildlife Sites as reported.

Change in priority habitats and species (by type) (former Indicator 8(i))

3.53 This is no longer a core output indicator, although the Update recommends that authorities should continue to develop this information. It has been difficult to obtain this information during the monitoring period and in light of this we will work with others to attempt to capture other similar indicators for the next annual monitoring report.

Renewable Energy Generation (Indicator E3)

3.54 We recorded 50.8 MW of on shore wind renewable energy capacity permitted in the monitoring year. Planning permission was granted for the erection of a 13-metre wind turbine as part of a 3-storey office development at Medite House on Ransomes Europark. There was no recorded completed installed renewable energy generation in the monitoring year. We recognise that it is difficult to monitor solar photovoltaic gain, as it is not always necessary to obtain planning permission for every installation, and where planning permission has been obtained details of MW is not always supplied.

Regional and Local Indicators

3.55 The Government Office for the East of England has suggested that local planning authorities should also monitor and report on Gypsy and Traveller issues, since they are of regional significance.

3.56 Gypsy and Travellers Regional Indicators

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

Ipswich Borough Council has 2 authorised sites:

- West Meadows: a permanent, public site owned by Suffolk County Council and managed by Ipswich Borough Council. It has 42 pitches (1 permanently closed) and 41 of these were occupied over the period April 2006-March 2007. We do not have details of changes of occupancy over this period, although generally on the site there is very little movement.
- Henniker Road: a permanent, privately owned site. It has 2 pitches. We do not have details of changes of occupancy over the monitoring period.

We are not aware of any transit sites in Ipswich.

- (ii) Number of unauthorised sites and numbers of caravans on them.
- There were four unauthorised encampments in Ipswich during the monitoring period.
 - Unauthorised developments: There are no unauthorised developments.
- (iii) Permissions granted for new public or private sites, or expansion of existing sites and other unimplemented permissions outstanding: no permissions were granted for new public or private sites, or expansions to existing sites, between April 2007 and March 2008. There were no unimplemented permissions outstanding at 31st March 2008.
- (iv) Progress on work to assess the housing needs of Gypsies and Travellers.
- In partnership with five other Suffolk authorities, Ipswich Borough Council commissioned a joint Gypsy and Traveller Accommodation Assessment in July 2006. The study reported in May 2007 and identified a need in Ipswich for one to three additional residential pitches and ten transit pitches. In 2006 the East of England Regional Assembly started a single-issue review of the emerging East of England Plan to address the accommodation needs of the Gypsy and Traveller Communities in the East of England. In mid-2007 issues and options were consulted upon. Ipswich Borough Council responded using findings from the local study. As mentioned earlier in this report a panel of inspectors have supported the East of England Regional Assembly's policy for every local authority to plan for at least 15 additional residential pitches for Gypsies and Travellers by 2011. Ipswich Borough Council had objected to this requirement, as there is already a substantial site at West Meadows and the blanket allocation did not take account of this existing provision or the geography of demand for additional pitches. The finalised plan is scheduled for publication by Summer 2009.
- (v) The use and performance of existing development plan policies on this issue.
- The 1997 Adopted Local Plan remains the key determinant of planning applications in accordance with Section 38(6) of the Planning and Compulsory Purchase Act. Over the 2007/2008 monitoring period there were no planning applications for new or expanded gypsy and traveller sites. Policy Area 12 of the Core Strategy and Policies DPD - Preferred Options, November 2007 addresses Gypsy and Traveller Accommodation.

Data sources used were:

- a) Information provided by Emily Bird: Suffolk County Council.
- b) GTAA May 2007 (IBC).

Air Quality

3.57 On 21st March 2006 Ipswich Borough 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. It was reported in the previous AMR that we were still working on ways to monitor planning applications where air quality was a material consideration and this is still the case.

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

- 4.1 Regulation 48 requires this section of the AMR to identify:
- Any policies that are not being implemented;
 - Reasons why those policies are not being implemented;
 - Steps we intend to take to secure policy implementation; and
 - Any intention to prepare or revise a development plan document to replace or amend a policy.
- 4.2 There are about 200 policies each in the adopted Local Plan (1997) and the First Deposit Draft Local Plan (2001). 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 documents that Ipswich Borough Council is currently preparing to replace the saved policies. In replacing saved policies, councils are exhorted to make maximum use of national and regional policy. In the meantime, the saved policies should be read in the context of other material considerations, which could include new national and regional policy or new evidence. Appendix E indicates where the Council anticipates adopted Local Plan policies being replaced by new development plan document policies in due course.
- 4.4 This section of the AMR therefore analyses whether the saved adopted Local Plan policies are being implemented. It is not necessary to consider the First Deposit Draft Local Plan policies, because they carry little weight as a first deposit draft. The Local Development Framework that the Council has started producing will supersede both of these documents. It is expected that once new development plan documents are adopted, future AMRs will contain significantly more detail about progress on policies within the LDF. At that point it would be appropriate to consider whether policies should be amended or not.
- 4.5 Ongoing monitoring of key saved adopted Local Plan policies about delivering development shows that:
- 1,413 dwellings were completed between April 2007 and March 2008, of which 1,098 were flats and 315 were houses or bungalows. 329 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
 - At 1st April 2008, land was available for 5,434 housing units. Using the Regional Spatial Strategy completion rate of 770 units per year this demonstrates that Ipswich has more than a seven-year housing supply (Local Plan policy H2).

Housing Supply

Units under construction	1,271
Units with planning permission but not yet commenced	3,425
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)	577
Units remaining on adopted Local Plan housing allocations	161
Total	5,434

- At 31st March 2008, 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 2008

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 70.56 hectares (B1, B2 and B8) of employment land has been completed in designated and allocated Employment Areas (Local Plan policy EMP1). 18.43 ha remains available on allocated sites, 2.82 ha has planning permission and 32.35 ha remains available as vacant land within employment areas.
- Development Control used 101 of the Local Plan's 213 saved policies in the determination of planning applications during the monitoring period (see below). A total of 29 saved policies were no longer saved during the monitoring period and these have been struck through on the table. Policies not used by Development Control are shown in bold.

Local Plan Policies referred to in Planning and Development Committee reports

Policy	Frequency						
BE01	64	CF09	0	NE14	1	S20	1
BE02	67	CF10	0	NE15	4	S21	0
BE03	8	CF11	0	NE16	1	S22	0
BE04	5	EMP01	1	NE17	0	T01	12
BE05	1	EMP02	5	NE19	2	T02	5
BE06	11	EMP03	5	NE20	26	T04	1
BE07	50	EMP04	0	NE21	12	T05	0
BE08	9	EMP05	0	NE22	5	T06	1
BE09	37	EMP06	0	NE23	29	T07	0
BE10	4	EMP07	0	NE25	0	T08	10
BE11	1	EMP09	0	NE26	0	T09	1
BE12	0	EMP10	6	NE27	6	T10	16
BE13	11	EMP11	0	RL03	0	T12	0
BE15	6	EMP12	0	RL04	3	T13	1
BE16	12	H03	2	RL05	0	T14	0
BE17	10	H04	1	RL06	10	T15	0
BE18	3	H05	0	RL07	0	T16	0
BE19	1	H06	0	RL08	0	T18	0
BE20	2	H07	1	RL09	0	T20	21
BE21	0	H08	0	RL10	0	T21	0
BE22	0	H09	4	RL11	1	WD01	2
BE23	0	H10	13	RL12	7	WD02	0
BE24	0	H11	2	RL13	2	WD03	3
BE25	0	H12	2	RL14	1	WD04	0
BE26	1	H13	0	RL15	0	WD05	0
BE27	1	H14	0	RL16	0	WD07	0
BE29	8	H15	0	RL17	3	WD08	3
BE30	8	H16	0	RL18	0	WD09	0
BE31	2	H17	1	RL19	0	WD10	0
BE33	14	H18	1	RL20	0	WD11	3
BE34	15	H19	6	RL21	0	WD12	1
BE35	0	H20	0	RL22	0	WD13	0
BE36	1	H21	0	RL23	0	WD14	0
BE37	12	INF1	3	RL24	1	WD15	1
BE38	4	INF2	0	RL27	0	WD16	0
BE39	0	INF3	3	S02	0	WD17	3
BE40	8	NE01	0	S03	0	WD18	1
BE41	0	NE02	0	S04	3	WD19	3
BE42	4	NE03	3	S05	0	WD20	0
BE45	0	NE04	4	S06	0	WD21	0
BE46	15	NE05	0	S07	0		
BE47	17	NE06	29	S08	0		
CF01	2	NE08	0	S10	2		
CF02	0	NE09	5	S12	0		
CF04	0	NE10	13	S16	3		
CF05	0	NE11	5	S17	3		
CF07	0	NE12	4	S18	3		
CF08	5	NE13	0	S19	1		
						Total	763

Policies not used highlighted in bold
 Total includes BE14 & T11 no longer used

Local Plan Policies referred to in Planning and Development Committee reports no longer saved

BE14	4	EMP13	0	RL25	0	T03	0
BE28	0	H01	0	RL26	0	T11	6
BE32	0	H02	0	S01	0	T17	0
BE43	0	NE07	0	S09	0	T19	0
BE44	0	NE18	0	S11	0	WD06	0
CF03	0	NE24	0	S13	0		
CF06	0	RL01	0	S14	0		
EMP08	0	RL02	0	S15	0		

4.6 The data shown above and on the previous page demonstrate how the saved Local Plan policies are being implemented although it appears reporting mechanisms are not as efficient as in the previous monitoring period as the total number of times policies were used between 1st April 2007 and 31st March 2008 equals 763, significantly lower than the previous figure of 2,439. However, as mentioned previously a number of saved Local Plan policies were no longer saved during the monitoring period. Despite the lower frequency of use of the policies, this does indicate that the Plan's development control and protective policies are still being used where appropriate to the applications received.

4.7 It is clear that the adopted Local Plan continues to result in development coming forward in a better-planned manner than would have happened otherwise. Where policies have not been listed as used in development control decisions, it is because the vast majority are specialised policies for development types that did not feature during the monitoring period, for example H14 is a policy to guide hostels for homeless people, or they are allocations for developments that have happened. Amongst them, however, there is one that stands out as a policy that the Council will need to develop further in preparing the new development plan documents. This is H20, provision of Gypsy sites, which will need to reflect the findings of the Gypsies and Travellers study, and recent Government guidance (Circular 1/06). In addition as mentioned earlier, there will be a need to respond to the findings of the regional policy review of provision for Gypsies and Travellers.

4.8 There are several topics on which national guidance has been issued since the adoption of the Local Plan in 1997, first as Planning Policy Guidance Notes (PPGs) and latterly as Planning Policy Statements (PPSs):

- PPG8 Telecommunications (2001)
- PPG13 Transport (2001)
- PPG17 Open Space, Sport and Recreation Facilities (2002)
- PPS1 Delivering Sustainable Development (2005)
- Supplement to PPS1- Planning and Climate Change (2007)
- PPS3 Housing (2006)
- PPS6 Planning for Town Centres (2005)
- PPS7 Sustainable Development in Rural Areas (2004)
- PPS9 Biodiversity and Geological Conservation (2005)
- PPS12 Local Spatial Planning (2008)
- PPS22 Renewable Energy (2004)
- PPS23 Planning and Pollution Control (2004)
- PPS25 Development and Flood Risk (2006)

4.9 These are material considerations in development control decisions used alongside the saved Local Plan policies where appropriate. They will be fully taken into account in preparing new development plan documents.

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

- 5.1 The Local Development Framework preparation process will need to include review of the existing planning policy documents as new documents are produced. In addition, careful consideration will need to be given to new policies at a national level, as outlined in paragraphs 4.8 and 4.9 on the previous page. The Council will need to give particular attention to regional policy also, as Ipswich's development plan documents are required to be in general conformity with Regional Spatial Strategy (the RSS), also known as the East of England Plan, which was adopted in May 2008. Furthermore, as mentioned earlier, the East of England Plan is now part of the development plan for Ipswich. The East of England Plan is currently being reviewed looking ahead to 2031 and the next AMR will update progress on the review.

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

6.1 The list of key issues that have been highlighted by monitoring and the regional planning process and which will need to be addressed within new planning policy documents is explained below:

- Ensuring that adequate land is allocated to meet the growth targets for Ipswich to 2021;
- Ensuring that a balance is reached between housing growth and economic / job growth whilst ensuring that a full range of community facilities are integrated with that growth;
- Ensuring that appropriate infrastructure is in place at the appropriate time to support or enable the growth to take place;
- Ensuring that development is delivered in an uncertain economic climate;
- Ensuring that the impacts of a growing student population can be mitigated and accommodated within existing neighbourhoods;
- Addressing the outcome of the Regional Spatial Strategy Single Issue Review on Gypsies and Travellers;
- Ensuring that issues of delivery are fully addressed within the new planning policy documents;
- Ensuring that site allocations reflect the revised guidance on flood risk, as areas of Ipswich fall within flood risk areas identified by the Environment Agency; and
- Ensuring that the planning documents contribute positively to tackling climate change, responding to PPS22 and the supplement to PPS1 on climate change.

6.2 These will be explored as the new development plan documents are produced so that in due course the AMR will focus on identifying gaps in policies or identifying areas which require further work, either because the policy that is in place is not working and / or because the delivery mechanism associated with it is not working.

7. Key Areas of Work in advance of the 2008/2009 AMR

7.1 This section remains largely unchanged since the 2006/2007 AMR, although we need to address the current economic downturn. Thus there remain five critical issues that we will need to address in preparing both the next version of the AMR, and the development plan documents, with an additional sixth critical issue in respect of the economic downturn. These are:

- Putting systems in place to ensure all the data is available for all the national core output indicators and any appropriate regional and local indicators;
- To ensure that as new planning policy documents are produced regard is had to future monitoring needs;
- To ensure that clear links are made between the monitoring work for future versions of the AMR and the aims and objectives of the Sustainable Community Strategy and Transforming Ipswich;
- To ensure that the requirements of the Strategic Environmental Assessment Directive, the Habitats Directive and associated Sustainability Appraisal monitoring requirements are fully incorporated into future work;
- That in the interim before new planning policy documents are adopted, a sensible hybrid approach can be adopted relating to existing documents and new documents as they are produced; and
- That in the current economic downturn, to support delivery of development, we can be flexible in our decisions, where justified by sound evidence, about planning obligations and affordable housing.

8. Conclusions

- 8.1 This is the fourth AMR for Ipswich and it has advanced in terms of developing a more comprehensive monitoring framework. However there are still gaps in the monitoring data that need to be filled, especially in light of new Core Output Indicators to monitor.
- 8.2 Some key actions emerge from the various sections, in addition to those outlined in Section 7 above.
- 8.3 Section 2 reports on progress against milestones in the Ipswich revised Local Development Scheme, May 2007. Progress against milestones presented a mixed picture with some slippage on the development plan documents. This points to the need to review the Ipswich Local Development Scheme, in order to update the programme of work and take account of other changes such as those to the plan preparation process. This could also look at whether parallel preparation of three development plan documents is the best way to proceed.
- 8.4 Section 3 reports on the core output indicators identified in the Government's guide on AMRs, and the subsequent Update 2/2008, and shows how key policy objectives and targets are being met. For example, currently the regional target for development taking place on previously developed land is being exceeded. Progress has been made in reporting on these indicators since the first AMR was published in 2005, but there is more to do to fill remaining gaps. Some however can be addressed by extending the monitoring fields within the planning applications database ('Uniform'), and this is the subject of ongoing discussion with Development Control.
- 8.5 In addition, we need to establish means to track changes to biodiversity and designated habitats, through working with partners in the Suffolk Biodiversity Partnership.
- 8.6 Throughout the AMR, reference has been made to the Council's evidence base to inform development plan document preparation. Good progress has been made in gathering evidence. Three key studies have now been completed or are close to completion: the Strategic Flood Risk Assessment, the Open Space, Sport and Recreation Study, and the Strategic Housing Market Assessment. Progress is being made on the Strategic Housing Land Availability Assessment, and an Employment Land Review is shortly to be commissioned to further develop the work done through the Haven Gateway Employment Land Study. There is also a need for research into how we would calculate a planning tariff.
- 8.7 Action is also needed to respond to the messages emerging from the indicators in Section 3. One key area is the delivery of affordable housing. This will be addressed through work on the Ipswich development plan documents (Core Strategy and Policies). The Council published an interim Position Statement on affordable housing (November 2006) to ensure that affordable housing provision continues to meet need. This will need to be kept under review. Although the level of affordable housing completed was much higher in this monitoring period, the economic downturn and an increased focus on development viability will pose challenges in achieving high levels of delivery.
- 8.8 Finally, as identified in Sections 4 and 5, work is needed to respond to new national policy and to the East of England Plan, adopted in May 2008. This is already underway in the form of scoping for the preparation of the development plan documents.

Appendix A: Glossary of terms used in the AMR

Word / Phrase	Abbreviation	Definitions
Adopted		Final agreed version of a document or strategy.
Annual Monitoring Report	AMR	Document produced each year recording and presenting progress on all elements of the local development framework where measurement is required.
Conformity		A term for a proposal, plan or strategy that is in line with policies and principles set out in other relevant documents.
Department for Communities and Local Government	DCLG	The Government department that took over planning functions from the Office of the Deputy Prime Minister (ODPM). It is also now a source of data on the Indices of Deprivation 2004.
Government Office for the East of England	GO-East	Regional headquarters of Central Government responsible for implementing government policy, strategies and programmes in the East of England.
Ipswich Borough Council	IBC	The Council responsible for a range of service provision in Ipswich including the local development framework and dealing with planning applications.
Local Development Documents	LDD	All development plan documents and supplementary plan documents are local development documents.
Local Development Framework	LDF	Structure of the new planning system at the local level. All documents by IBC that are relevant to planning in Ipswich make up the LDF.
Local Development Scheme	LDS	The document that sets out Ipswich Borough Council's proposals for new LDDs and the timetable for producing them.
Local Plans		Old style detailed land use plan covering a district / borough administrative area. These are being phased out under the new planning system and will eventually be replaced by documents forming the <i>local development framework</i> . Certain policies from the Ipswich Local Plan 1997 are saved until the LDDs are in place.
Planning and Compulsory Purchase Act 2004		The law that has introduced a new planning system in the UK.
Regional Spatial Strategy	RSS	A plan for the East of England, which considers matters relating to and implemented by the planning system. The plan also takes account of a wide range of activities and programmes which have a bearing on

land use (e.g. health, education, culture, economic development, skills and training, social inclusion, crime reduction and the impact of climate change).

Strategic
Environmental
Assessment

SEA

An environmental assessment that complies with the EU Directive 2001/42/EC. It involves preparing an environmental report, carrying out consultations, taking these into account in decision making, providing information when the plan or programme is adopted and showing that the results of the environmental assessment have been taken into account.

Sustainability
Appraisal

SA

A tool for appraising policies and documents to ensure they reflect sustainable development objectives. All planning policy documents must be subject to a sustainability appraisal

Appendix B: Location of the Core Indicators within the Update within this AMR

Core Indicator as set out in Update 2/2008		Location in the AMR (page number(s))
<i>No.</i>	<i>Indicator Description</i>	
BD1	Total amount of additional employment floorspace – by type	14
BD2	Total amount of employment floorspace on previously developed land – by type	14
BD3	Employment land available – by type	14
BD4	Total amount of floorspace for ‘town centre uses’	14
H1	Plan period and housing targets	15
H2 (a)	Net additional dwellings – in previous years	16
H2 (b)	Net additional dwellings – for the reporting year	16
H2 (c)	Net additional dwellings – in future years	17
H2 (d)	Managed delivery target	17
H3	New and converted dwellings – on previously developed land	19
H4	Net additional pitches (Gypsy and Traveller)	21
H5	Gross affordable housing completions	21
H6	Housing Quality – Building for Life Assessments	21
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	24
E2	Change in areas of biodiversity importance	25
E3	Renewable energy generation	25

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Appendix D - Sites data to support the Housing Trajectory (Graph 1, Page 17)

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL	
Small (less than 10 units) unidentified windfalls	52	41	67	82	67	64	103	100	68	68	68	68	68	68	68	68	68	68	68	68	68	1392
Large (10+ units) windfall sites with planning perm	125	156	201	207	179	291	433	357	223	242	259	272	129									3074
Projections on unallocated sites~													100	451	550	640	640	640	640	640	640	4301
Strategic Site																						
6.1 - Ravenswood*	60	226	145	179	84	148	76		23	12	35	70	50									1108
6.3 - Bramford Road*	110	35			70	41	34															290
6.14 - Henslow Road* (6.9#)		4	8	1	4																	17
6.18 - Waterworks St#		5																				5
5.12 - Duke St/Fore Hamlet#		1		40		39	236	98	4	36	40											494
5.10 - Great Whip Street# (5.13*)			29								75	126	100	50								380
5.11 - Star Lane*			36																			36
6.2 - Birkfield Drive*			9	2																		11
5.7 - North of Patteson Road#			43	72	194	71																380
5.2 - Wherstead Road#			14	60	100																	174
6.4 - Bramford Road#			14				14															28
5.26 - Handford Road (west)#				74	3																	77
6.14 - Christchurch St#					16	51																67
6.3 - Eastway Business Park#					16	110	117	28	8	30			60	90	68							527
5.1 - Fore Street#					34																	34
6.10 - Foxhall Road#					2	141	143		28													314
6.15 - St Helen's St#					13	19																32
6.6 - Croft Street/Wherstead Road#						7	100	30	16	27												180
6.12 - St George's St#											38											38
6.15 - Vermont Crescent*							5															5
6.13 - Hayhill Road area#								37	10		50	100	100	43								340
5.4 - Northern Quays West#						3	68	121	81	148	220	222	105									968
5.11 - Bath Street#							84			65	100	100	85	30								464
5.6 - Shed 7#									50	48												98
5.8 - Helena Road, south of Patteson Road#												100	150	150	116	50						566
Past Completions	347	468	566	717	782	985	1413															5278
Projected Completions								771	511	676	885	1058	947	882	802	758	733	733	733	733	733	15400
Cumulative Completions	347	815	1381	2098	2880	3865	5278	6049	6533	7182	8052	8953	9906	10808	11660	12468	13201	13934	14667	15400		

allocated sites are from the *Ipswich Local Plan 1997 or #Ipswich Local Plan 1st Deposit Draft 2001

Annual completions 1 April to 31 March

Large unidentified windfalls from 2010/11 include an allowance for sites (yet to be developed) from the 1st Deposit Draft 2001; an allowance for sites to be identified through the LDF; and a low trend based windfall allowance

N.B. Preparation of a Site Allocations and Policies Development Plan Document and an Area Action Plan for IP-One is currently underway to address the shortfall in the latter part of the period

Small unidentified windfalls from April 2009 - average of 2001-2008 total

~ sites from preferred options documents published November 2007

Large sites with planning permission

Address	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Pipers Vale Close	22																				22
Felixstowe Road	10																				10
Gippeswyk Avenue	18	1																			19
Masons Close	9	5																			14
Lovetofts Drive	59																				59
St Clement's Church Lane	10																				10
Draymans Way	15	19																			34
Portman Road	16	5	3																		24
Devearoux Court	6	13																			19
Downside Close	-40	18																			-22
Woodbridge Road		29	48	34	19	5															135
La Salle Close		32																			32
Stone Lodge Lane/Salmet Close		3	49																		52
Morland Road		18																			18
Sagehayes etc		13	28																		41
Oak hill Lane			8																		8
Rose Lane			12																		12
Deben Road			22																		22
Cavendish Street			12																		12
St Nicholas Court			20																		20
Cliff Lane			-1		50																49
Marlborough Hotel, 73 Henley Road			-1		7	2		6													14
Turret Lane				19																	19
Coprolite Street				113																	113
Howard Street/Ingelow Gardens				8	11																19
Riverside Road				21																	21
Britannia Road				2		8															10
Stoke Street				11																	11
Orchard Street				-1	1	33															33
Alan Road					14																14
Foundation Street					24																24
Elm Street					14																14
Spring Road					13																13
Redhill Close					12																12
Akenham Close					13																13
Ranelagh Road					15	56															71

Appendix E: Incorporating saved policies within the adopted Ipswich Local Plan 1997 into proposed development plan documents

Policy	Where to integrate into LDF	Policy	Where to integrate into LDF
Natural Environment NE1 & NE2 NE3 & NE4 NE5-6 & NE8-12 NE13 – NE14 NE15 – NE16 NE17 NE19 – NE23 NE25 – NE27	Both Core Core All Core Both Core Both Core Sites All Core All Core	Recreation and Leisure RL3 & RL4 RL5 RL6 RL7 RL8 RL9 & RL10 RL11 RL12 & RL13 RL14 RL15 RL16 RL17 & RL18 RL19 RL20 RL21 RL22 RL23 – RL24 RL27	Both Core Core Core Core Sites Both Core Sites Both Core Core Core Sites Both Core Sites Core IP-One Core Both IP-One Core
Built Environment BE1 – BE47 (except BE14, BE28, BE32, BE43 & BE44)	All Core	Community Facilities CF1 CF2 CF4 & CF5 CF7 CF8 CF9 - CF11	Core Core Both Core Core Core All Sites
The Wet Dock Area WD1 – WD21 (except WD6)	All IP-One	Employment EMP1 EMP2 – EMP6 EMP7 EMP9 EMP10 – EMP12	Core All Sites IP-One IP-One All Core

Housing H3 H4 – H6 H7 – H9 H10 H11 H12 & H13 H14 – H17 H18 H19 & H20 H21	Sites All Sites All Core Core Core Both Core All Core IP-One Both Core Sites	Infrastructure INF1 – INF3	All Core
Shopping S2 – S8 S10 & S12 S16 – S22	All IP-One Both Core All Core	Transport T1 & T2 T4 – T6 T7 T8 – T10 T12 – T14 T15 & T16 T18 T20 & T21	Both Core All Core IP-One All Core All IP-One Both Core Core Both Core

Key

The following abbreviations are used in the table to describe the destination of the policy:

Core = Core Strategy and Policies

Sites = Site Allocations and Policies

IP-One = IP-One Area Action Plan

Not Included = the policy will not be included in future development plan documents.

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

Sites of Special Scientific Interest: no change

2005: 2 sites (48 hectares)

2006: 2 sites (48 hectares)

2008: 2 sites (48 hectares)

RAMSAR: no change

2005: 1 site (41 hectares)

2006: 1 site (41 hectares)

2008: 1 site (41 hectares)

County Wildlife Sites: net decrease of 3.1 designated hectares

2005: 19 sites (194 hectares)

2006: 19 sites (194 hectares)

2008: 19 sites (190.9 hectares)

Local Nature Reserves: no change

2005: 4 (36.6 hectares)

2006: 9 (49 hectares)

2008: 9 (49 hectares)

Source: Suffolk Biological Records Centre data.