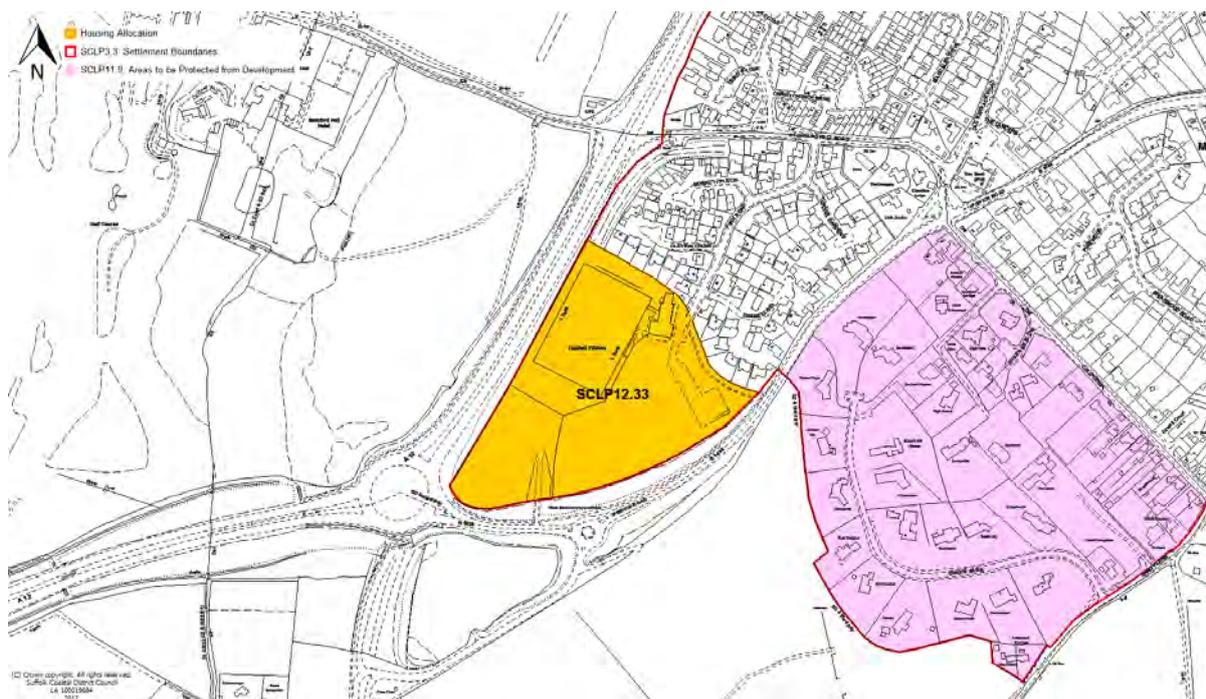


## Land at Woodbridge Town Football Club



- 12.348 Development of Land at Woodbridge Town Football Club, which encompasses 4.16ha is expected to provide 120 dwellings including housing for older people and affordable housing, subject to the suitable relocation of the Woodbridge Town Football Club.
- 12.349 Land at Woodbridge Town Football Club is within Martlesham Parish, but is physically connected to the market town of Woodbridge. The area was excluded from the Martlesham Neighbourhood Plan designated area as it was considered more appropriately designated as part of the Woodbridge Neighbourhood Plan area<sup>71</sup>.
- 12.350 The site is currently occupied by Woodbridge Town Football Club however it is acknowledged that a new location for the football club will need to be identified during the Local Plan period. The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location within the town, which is accessible by non-car modes of transport.
- 12.351 The site is located on the urban edge of Woodbridge. It is bounded to the north east by residential development and to the west and south by the A12 and the B1438, and an existing line of trees borders the site where it is adjacent to these roads. The site is in an elevated position adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, and a Landscape and Visual Impact Assessment will therefore need to inform any proposals.

<sup>71</sup> Note that the Woodbridge Neighbourhood Plan is not being progressed

- 12.352 In order to reflect the location of the site adjacent to the Area of Outstanding Natural Beauty, the built part of the development would be expected to be located in the north of the site and to be of a height and layout that respects its position in the landscape.
- 12.353 Developers will be required to consider local needs and requirements for open space as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population, and will be expected to make provision for people of all ages to be active.
- 12.354 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for.
- 12.355 It is expected that the site would be accessed through Fynn Road, and a robust programme of sustainable transport measures would need to support any proposal to seek to mitigate potential impacts on the surrounding road network, in particular considering the presence of the Air Quality Management Area within the town itself.
- 12.356 This site lies within an area of archaeological potential. Neolithic and Mesolithic finds are recorded from the site. Roman finds are reported to the north and Neolithic pits and Iron Age features have been excavated to the south, and remains have been recorded. However, this site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary.
- 12.357 The Cross Boundary Water Cycle Study for Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.
- 12.358 Kyson Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution towards additional school spaces will be required through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education capacity in the area.
- 12.359 Early years provision is forecast to be over capacity in Woodbridge ward and therefore a contribution will be required through the Community Infrastructure Levy towards provision of additional spaces.
- 12.360 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at Framfield House Surgery to meet the needs arising from new development. A contribution through the Community Infrastructure Levy will be required, as detailed in the Infrastructure Delivery Framework.

- 12.361 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.362 Suffolk County Council have provided information relating to library improvements across the District. This site falls within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.363 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Woodbridge rail station may be required through the Community Infrastructure Levy.

### **Policy SCLP12.33: Land at Woodbridge Town Football Club**

4.16ha of land at Woodbridge Town Football Club is allocated for housing for approximately 120 dwellings associated with relocation of the football club.

Development will only be supported as part of a proposal which would establish replacement facilities for the football club which provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport.

Development will be expected to comply with the following criteria:

- a) Provision of a mix of housing including housing suitable to meet the needs of the elderly population and including affordable housing;
- b) Design, layout and height of buildings appropriate to the site's location adjacent to the Area of Outstanding Natural Beauty;
- c) Retention and strengthening of the existing landscaping and trees on the perimeter of the site;
- d) Provision of open space providing opportunities for all ages;
- e) An archaeological assessment will be required;
- f) A site-specific Flood Risk Assessment will be required;
- g) A project level Habitats Regulations Assessment will be required;
- h) Provision of a robust package of sustainable transport measures which promote connectivity with the town; and
- i) Access to be provided via Fynn Road.