



IPSWICH
BOROUGH COUNCIL

Ipswich Borough Council – Call for Sites Form (Oct 2025)

We are starting work on a new Ipswich Local Plan. We are seeking sites for uses such as housing or employment which will then be assessed and considered for potential allocation. The call for sites process allows you to tell us about potential development sites across the Borough.

All sites should be at least 0.1 hectares (ha). Submissions for housing sites should be at least 0.1 hectares in size and able to accommodate at least 5 dwellings. Submissions for commercial development sites should be at least 0.1 hectares (ha) and able to accommodate at least 500sqm of floor space.

Please note that submitting a site does not guarantee it will be included in the new Ipswich Local Plan or granted planning permission.

The questions which contain * are mandatory and you should not proceed without providing answers to these questions.

Parts of your submission will be made public as part of the new Ipswich Local Plan preparation process and any related consultation. Personal details will not be published.

A separate [guidance note](#) for this form has been published to assist with completion and identify data sources. Please visit the Council website for further information - <https://www.ipswich.gov.uk/callforsites>

Please return any email or post responses to - planningpolicy@ipswich.gov.uk or to Local Plan - Planning Policy, Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE by 1pm on 15th December 2025.

Data Protection

Your privacy is important. For further information about how we use your data please visit www.ipswich.gov.uk/your-council/policies-plans-and-strategies/privacy-notice

About You

Q1 Name*

Q2 Organisation

Q3 E-mail Address

Q4 Postal Address

Q5 What is your interest in the site? *

Multiple options can be selected if for example you are a developer and site owner

- ☐ Site Owner
- ☐ Parish Council
- ☐ Resident
- ☐ Community Group
- ☐ Site Agent
- ☐ Developer
- ☐ Registered Provider
- ☐ Other, please detail below

Q6 Are you submitting the site on behalf of a client? *

☐ Yes

☐ No

Q7 Clients Name

Q8 Clients Organisation

Q9 Clients E-mail address

Q10 Clients postal address

Q11 Do you or your client own the site? *

☐ Yes

☐ No

If client is not the owner, please detail their relationship to the site

Q12 Are there multiple owners of the site?

☐ Yes

☐ No

Q13 Please provide contact details of all owners of the site.

*** Please provide relevant Land Registry Title Plan and Title Deeds for the site to prove evidence of ownership for the site.**

Q14 Do you have permission of all site owners to submit the site for consideration?

☐ Yes

☐ No

Please provide contact details for other site owners

About the site

Q15 Site Description Name*

Please try to use reference to road names and/or building names where possible. *Eg. Land north of Main Road and east of Church Road, or land at 42 – 52 Oak Street.*

Q16 Site Address*

Please provide full site address and postcodes if known.

Q17 Site Boundary

*** Please provide by attachment a red line Ordnance Survey plan showing the location and extent of the proposed site at a scale no less than 1:2500 using the attachment**

Please note that all plans will be checked and the Council reserves the right to adjust the boundary if we believe there are any errors in submission. We will inform you of any changes made.

Q18 Site area in hectares (if known)

Q19 Site Latitude (if known)

Q20 Site Longitude (if known)

Q21 Are there any parts of the site not intended for development?

You may have submitted the whole land parcel but only intend to develop a smaller proportion of this land. If so, please detail here.

Q22 Local Authority Area:

Q23 If the site crosses multiple boundaries, please state all the local authorities here.

Proposed use

Q24 Is your proposal for a single use or mixed use? *

A mixed use site could include uses such as housing and industry.

☐ Single use

☐ Mixed use

Q25 What is the site proposed for? *

Multiple boxes can be selected

☐ Housing

☐ Commercial

☐ Infrastructure

☐ Green Infrastructure

☐ Other, please detail below

Q26 What types of housing would be proposed? *

Multiple boxes can be selected. Please note that sites who intend to deliver Market Housing would still be expected to deliver a percentage of affordable homes in line with the adopted Local Plan policy of the time.

- ☐ Market housing for sale
- ☐ Market housing for rent
- ☐ Affordable housing
- ☐ Custom and self-build housing
- ☐ Older persons housing
- ☐ Gypsy and traveller accommodation
- ☐ Travelling showpeople accommodation
- ☐ Residential Moorings
- ☐ None
- ☐ Other, please detail below

Q27 How many homes do you believe the site could accommodate?

Q28 What types of commercial uses would be proposed? *

Multiple boxes can be selected

- ☐ Industrial
- ☐ Retail
- ☐ Sports and leisure
- ☐ Tourist accommodation
- ☐ Restaurant / Café
- ☐ Storage and distribution

- ☐ Offices
- ☐ None
- ☐ Other, please detail below

Q29 How many square metres of commercial floor space do you believe the site can accommodate?

Q30 What types of infrastructure would be proposed?*

Multiple boxes can be selected

- ☐ Education
- ☐ Community Facilities
- ☐ Healthcare
- ☐ Transport
- ☐ Renewable Energy
- ☐ Telecommunications
- ☐ None
- ☐ Other, please detail below

Q31 What types of green infrastructure would be proposed?*

Multiple boxes can be selected

- ☐ Open Space (including amenity space and play area)
- ☐ Park, sport and / or recreation ground
- ☐ Country Park (Suitable Alternative Natural Greenspace (SANG))

- ☐ Allotments / community garden
- ☐ Wildlife areas
- ☐ Biodiversity Net Gain Site
- ☐ Drainage Basins and Swales (SUDS)
- ☐ None
- ☐ Other, please detail below

Q32 Please provide a description of the proposal?

You could also include additional details which have not been provided so far. For example, number, type and size of homes, number of bedrooms for older people's housing and tourist accommodation, floorspace / site area for other uses.

Q33 Are you proposing new road access?

- ☐ Yes
- ☐ No

Please provide details about any proposed new road access

Submission of a plan of the site with the proposed access to the Highways shown would be encouraged at the end of the questionnaire.

Q34 Are you proposing new cycling, walking, wheeling and Public Right of Way access?

- ☐ Yes

☐ No

Please provide details about the cycling, walking and Public Rights of Way access

Submission of a plan of the site with the proposed access for cycling, walking, wheeling and public rights of way shown would be encouraged at the end of the questionnaire.

Existing Site

Q35 What is the type of site?*

- ☐ Not known
- ☐ Greenfield
- ☐ Brownfield
- ☐ Part Greenfield and brownfield

B/G % split

If the site is part greenfield and brownfield, please specify the approximate percentages.

Q36 What is the current use of the site?*

Multiple boxes can be selected

- ☐ Agricultural – Farmland, horticulture, and related rural uses.
- ☐ Community/Institutional – Schools, hospitals, libraries, places of worship, etc.
- ☐ Employment (Commercial/industrial) – Offices, factories, warehouses, and business parks.
- ☐ Mixed Use – Sites with a combination of residential, commercial, or other uses.

☐ Recreational/Open Space – Parks, sports fields, playgrounds, and nature reserves.

☐ Residential – Includes houses, flats, and other dwellings (including care homes)

☐ Retail – Shops, supermarkets, and shopping centres.

☐ Vacant/Derelict Land – Previously developed land that is currently unused.

☐ Other, please detail below

Q37 Please state the formal planning use class if known:

Q38 Please describe the existing site

Q39 Please describe the adjoining land uses

Q40 Would the landowner(s) be willing to work with owners of neighbouring sites to enable delivery of a larger development scheme?

☐ Yes

☐ No

Q41 Would the landowner(s) consider a smaller part of the site in the event the full site area proposed is deemed not to be deliverable or developable for the Local Plan?

- ☐ Yes
- ☐ No
- ☐ Unknown

Q42 Are there any known previous uses of the site beyond its current use?

- ☐ Yes
- ☐ No
- ☐ Don't know

Please provide details of these previous uses

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Q43 Is there known planning history on the site, through planning applications or pre-application enquiries?

- ☐ Yes
- ☐ No
- ☐ Don't know

Please provide planning history, including reference numbers where known.

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Q44 Are there any existing buildings on the site?*

- ☐ Yes
- ☐ No

☐ Don't know

Q45 Would any existing buildings require, conversion, change of use, relocation and/or demolition prior to development?*

☐ Yes

☐ No

☐ Don't know

Please provide details about existing buildings which would require conversion, change of use, relocation and/or demolition.

Q46 Does the site have existing Highway access?

If possible, please submit a plan of the site with the access to the Highways marked at the end of the questionnaire

☐ Yes

☐ No

Q47 Does the site have existing cycling, walking, wheeling or Public Right of Way access?

☐ Yes

☐ No

Q48 Is there any form of existing drainage on the site (including Sustainable Drainage Systems, existing field drainage, public sewers/drains, ditches on and beside and ponds)?

Sustainable Drainage Systems (SuDS) are water management methods that mimic natural processes to reduce flooding, improve water quality, and support biodiversity. They include features like green roofs, swales, and permeable surfaces to manage rainwater sustainably.

☐ Yes

☐ No

☐ Don't know

Please provide details about existing drainage

Constraints

Q49 Is there known contamination on the site?*

Any contamination reports, if available, can be submitted at the end of the questionnaire

☐ Yes

☐ No

☐ Don't know

Please provide details of known contaminations

Q50 Is any part of the site at risk of flooding? *

Is the site in a designated flood zone, or has the site experienced flooding in the past? To view the government flood map for planning please go this web address here <https://flood-map-for-planning.service.gov.uk/map?cz=640241,277959,15> open in separate window

☐ Yes

☐ No

☐ Don't know

Please provide details of known flood risks

Q51 Are there any existing ponds, or has there ever been a pond on this site?

- ☐ Yes
- ☐ No
- ☐ Don't know

Please provide details about previous or existing ponds.

Q52 Which utilities does the site has access to, if known? *

- ☐ Electricity lines
- ☐ Gas mains
- ☐ Water mains
- ☐ Fibre Broadband
- ☐ Don't know
- ☐ Other, please detail below

Q53 Please describe if there any expected or potential issues in securing utilities for the site? (for example delays in connection to electricity, water etc...)

Q54 Are there any legal restrictions, covenants, easements of permissive paths on the site?

- ☐ Yes
- ☐ No
- ☐ Don't know

Please provide details of any legal restrictions, covenants, easements of permissive paths on the site.

Please provide any additional evidence in the attachments section at the end of this form.

Q55 Are there any other known Constraints either on the site or on the adjoining land that could be impacted by the development?*

This can include landscape, heritage assets, utility infrastructure on site or any other consideration which will potentially restrict or shape the development.

- ☐ Tree Preservation Orders
- ☐ SSSIs, SPAs, SACs, RAMSAR sites
- ☐ Listed Buildings
- ☐ National Landscape (AoNB)
- ☐ Conservation Area
- ☐ Ancient Woodland
- ☐ Designated Open Space/Green Space
- ☐ Environmental Safeguarding areas
- ☐ None
- ☐ Other

Other constraints details. Please provide more details of the known constraints

Q56 Has any work been undertaken to mitigate any of the potential constraints listed above? *

- ☐ Yes
- ☐ No

☐ Don't know

Please provide more details of the mitigation work?

Q57 Has a biodiversity metric calculation been carried out? *

The Biodiversity Metric Calculation calculates the lands biodiversity value for the purposes of Biodiversity Net Gain. The form and guidance can be found here:

<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

☐ Yes

☐ No

☐ Don't know

Please provide details about the metric calculation.

Please submit the biodiversity calculation at the end of the questionnaire

Q58 Do you propose to deliver Biodiversity Net Gain on-site or off-site?

☐ On-site

☐ Off-site

☐ Don't know

Q59 Have any development or site appraisals or studies been carried out? *

For example, biodiversity studies or landscape appraisals.

☐ Yes

☐ No

☐ Don't know

What appraisals or studies have been carried out?

Please provide evidence in the attachments section at the end of this form.

Availability, Delivery, Achievability

Q60 When could development on the site commence? *

- ☐ Short term (0-5 years / 2026-2031)
- ☐ Medium term (6-10 years / 2032-2036)
- ☐ Long term (11-15 years / 2037-2041)
- ☐ Very long term (16+ years - 2042 onwards)

Q61 When could this development on the site be completed? *

- ☐ Short term (0-5 years / 2026-2031)
- ☐ Medium term (6-10 years / 2032-2036)
- ☐ Long term (11-15 years / 2037-2041)
- ☐ Very long term (16+ years - 2042 onwards)

Q62 If the site is proposed for residential development, what estimate of annual build out rate could be expected for the site? (dwellings per annum)

Q63 Has the site been submitted for allocation and/or as part of a call for sites in a Local Plan before? *

- ☐ Yes
- ☐ No
- ☐ Don't know

Please describe when and for which Local Plan or Neighbourhood Plan the site was submitted

Q64 Was the site allocated in the Local or Neighbourhood Plan?

☐ Yes

☐ No

Why has the site not yet come forward for development?

Q65 Is there any current or has there been any previous interest in the site?

★

Please provide any additional evidence in the attachments section at the end of this form.

☐ Owned by a developer

☐ Site is under a development option with a developer

☐ Development enquiries have been received

☐ The site has been marketed for sale

☐ None

☐ Not known

☐ Other, please detail below

Q66 Have you engaged with the local community or any neighbours on development opportunities on this site?

☐ Yes

☐ No

Please provide details of the engagement

Q67 Do you consider the site to be financially viable for the uses of which it is proposed?*

☐ Yes

☐ No

☐ Don't know

What assumptions have you made in terms of assessing viability?

Examples include proportion of site developed, amount of affordable housing provision, archaeological content or contamination and whether there is infrastructure on the site.

Q68 Has a viability Assessment been undertaken? *

Please provide the viability assessment in the attachments section at the end of this form.

- ☐ Yes
- ☐ No
- ☐ Don't know

Q69 Are there any known abnormal costs associated with developing this site?*

For example, archaeology or protected species habitats.

- ☐ Yes
- ☐ No
- ☐ Don't know

Please specify what abnormal costs are if known.

Additional Questions

Q70 If a site visit is needed, who should we contact to arrange a site visit? *

(Please provide a name and contact emails/number)

Q71 Are there any issues that we should be aware of prior to a site visit?

For example, the site is secured, not visible from a public highway, an existing tenant.

Q72 If you have any other comments you want to make to support your submission please add them below.

Q73 Declaration regarding further contact from the Council*

The Council, or it's authorised representatives, may need to seek additional detail and evidence from you regarding this site, without which it may not be possible to progress the site for further consideration in the Local Plan process. Please indicate whether you agree or disagree for the Council, or it's authorised representatives, to contact you further, if necessary, regarding matters relating to this site.

☐ **I agree to further contact**

☐ **I disagree to further contact**

Q74 Please specify whether you wish to be added to the Council's Local Plan mailing database. *

If you consent, you details will be added to the Local Plan mailing list and you will be notified on consultations and key information from the Council in relation to progress of the Local Plan. The Data Protection Statement can be viewed on the Council's website or at the end of this form.

- ☐ I consent to be added to the Local Plan mailing list
- ☐ I do not consent to be added to the Local Plan mailing list

Supporting Information

Please remember to attach an OS Map of your site and any other relevant documents when you return your form

- * If you have any photos of the site Please remember to attach any photos of your site and any other relevant documents when you return your form**
- * If you have any plans, assessments (including Viability assessments), ownership details, GIS files and other files to support your submission, please remember to attach them.**