

North Felixstowe

Public Engagement Event

05 July 2018

New housing and infrastructure and what this means to Felixstowe



LD&DESIGN



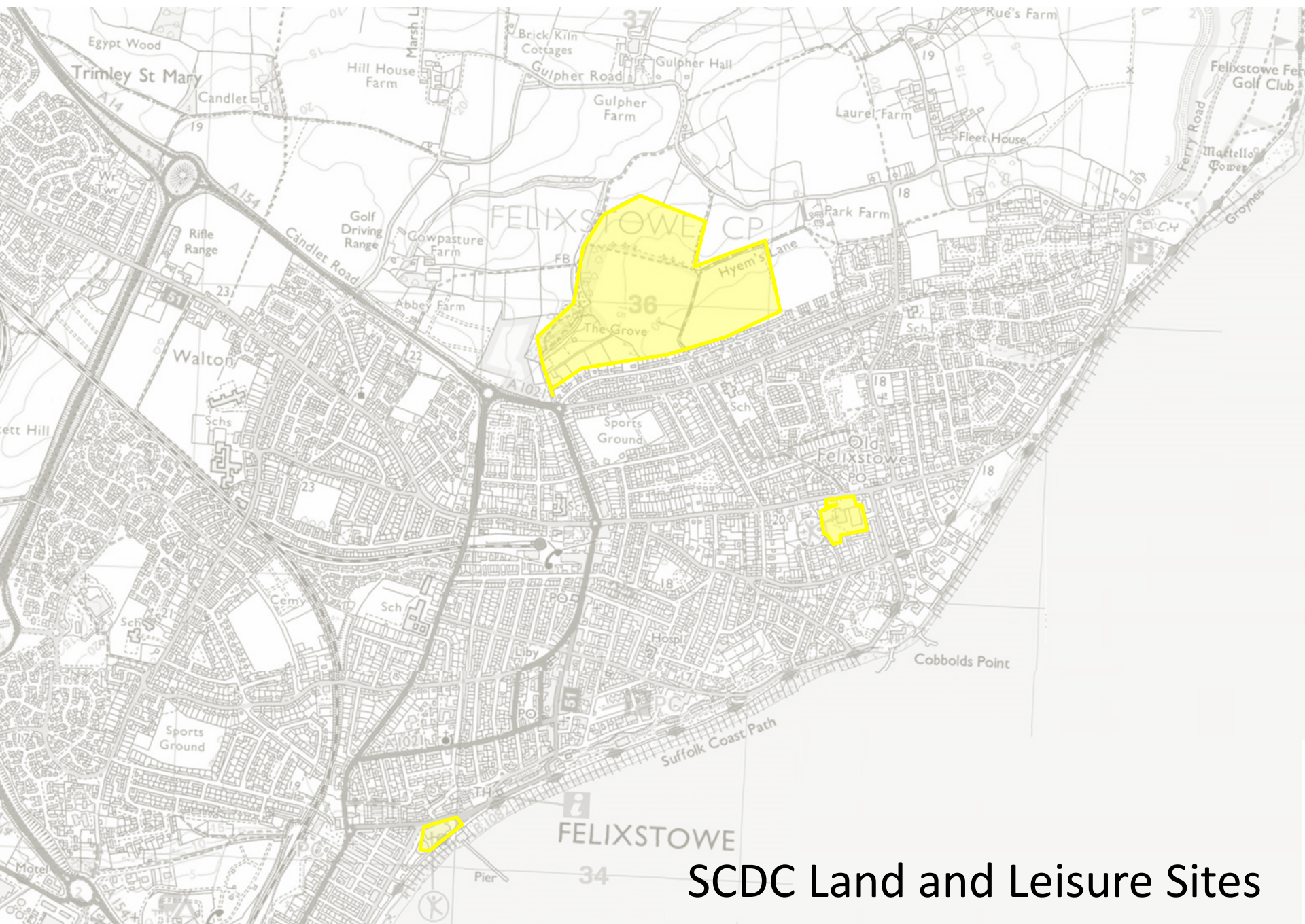
James Firth
Director - Head of Chelmsford Planning
Strutt and Parker



- Strutt and Parker is a national business that offers expertise in a wide range of property services, specialising in planning and development across the country.
- The planning team have a very strong focus in East Anglia including Suffolk and Essex, with strength in delivering high quality masterplans, urban extensions and new communities that help to deliver housing, education, leisure and infrastructure provision.
- Strutt and Parker have particular expertise in coastal and seafront locations with a strong track record along the South Coast through our special projects team. Recent projects include schemes in Worthing, Lewes and Eastbourne.

LDA DESIGN

- LDA Design are a long established 'Landscape Led' urban and landscape design consultancy.
- They have significant experience in both the Felixstowe area and in masterplanning major development sites in coastal towns.
- Their work includes masterplanning major growth sites, garden villages and substantial coastal town regeneration projects.
- This includes working on Local Authority led projects in Blackpool, Plymouth, Grimsby, Newquay, Bognor Regis and Littlehampton.



SCDC Land and Leisure Sites

Local Plan Process - Plan Period 2017 - 2036

SCDC as a LAND OWNER

Felixstowe Leisure Vision Submitted Oct 2017

Early ideas as landowner to support proposed Leisure and Housing in Felixstowe



Leisure Consultation Results

Today's Engagement Feedback

Evidence Base

Ecology

Masterplanner

Drainage

Transport

Landscape

Preferred Options Submission

LOCAL PLANNING AUTHORITY

Issues and Options Consultation Plan Published

Scale and Distribution of Growth



CONSULTATION
10 Weeks
Aug– October
2017

Preferred Options Plan Published

Draft Policies and Allocations

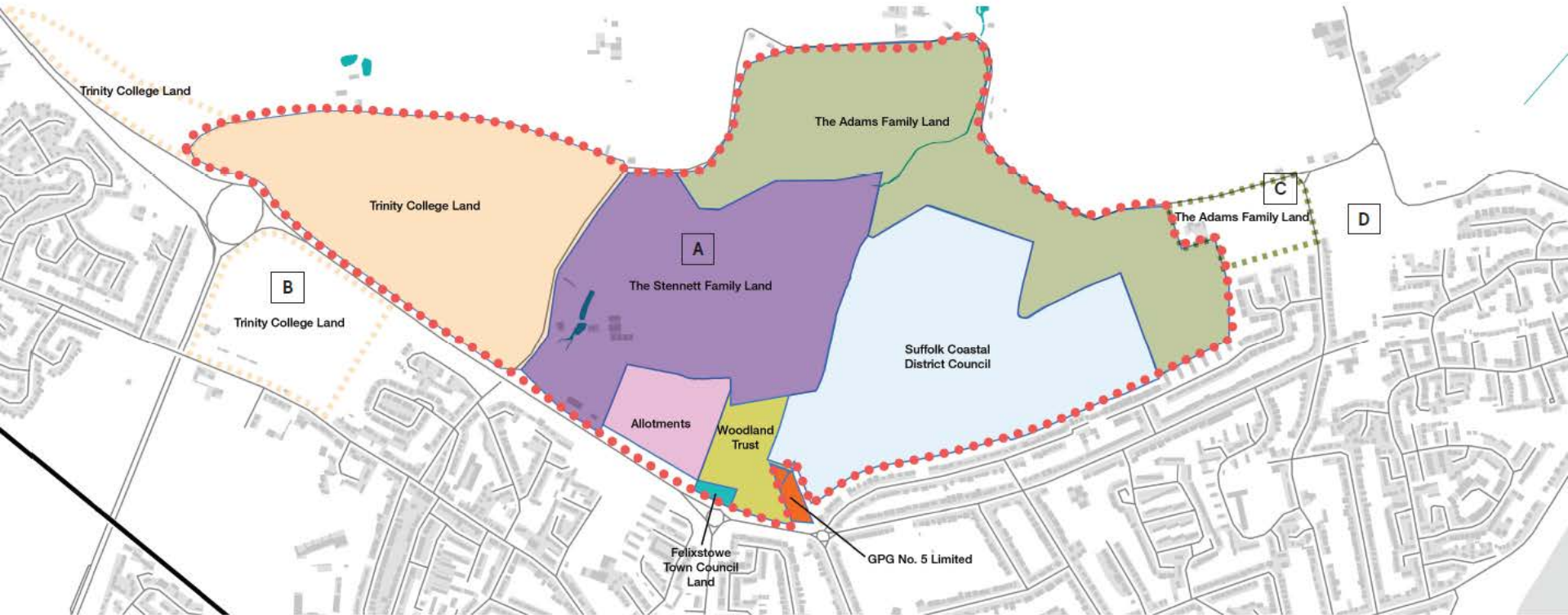
Preferred Options Plan
20 July 2019

CONSULTATION
8 Weeks
July – September
2018

Draft Plan developed and submitted for Examination
March 2019



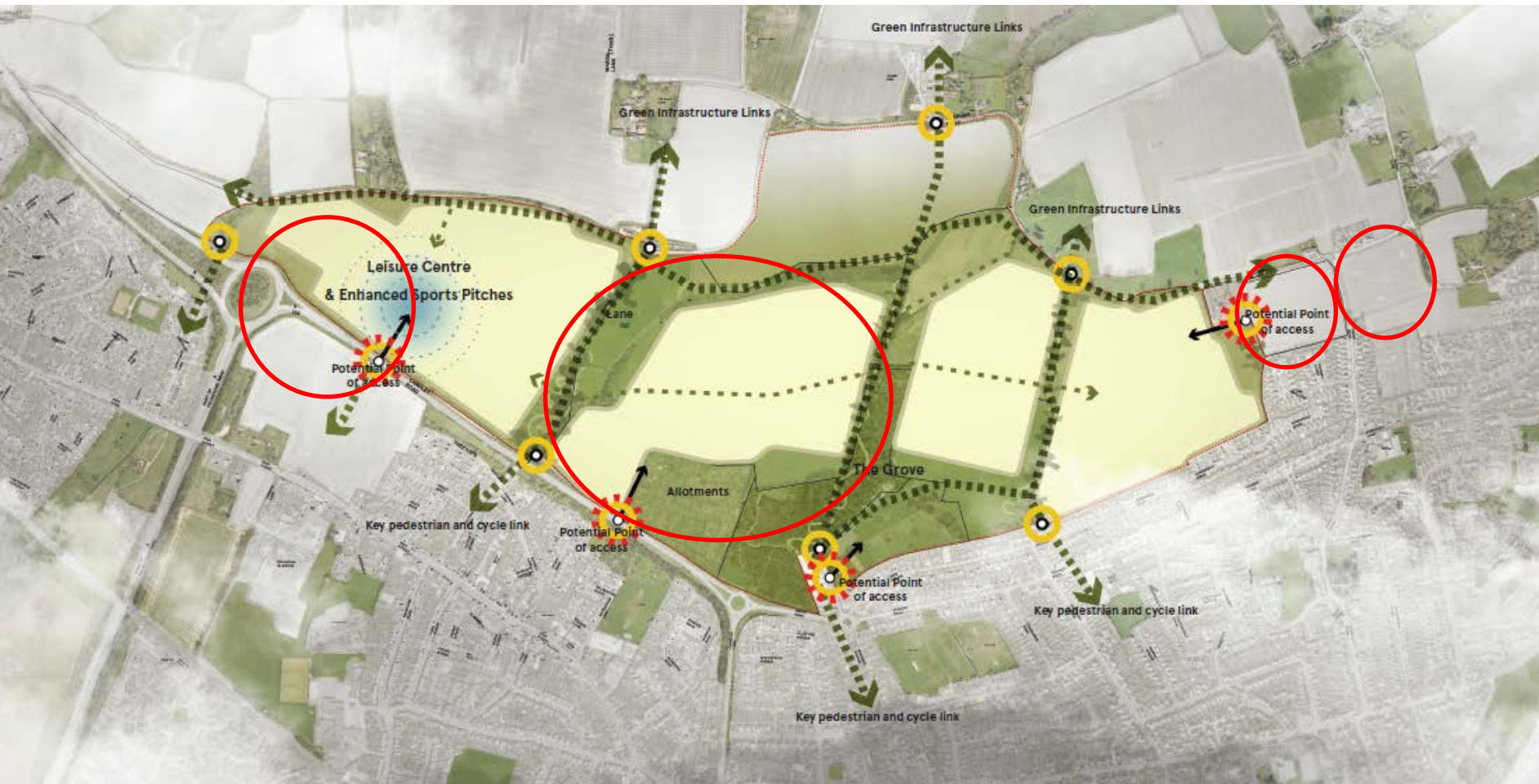
North Felixstowe – Land Ownership



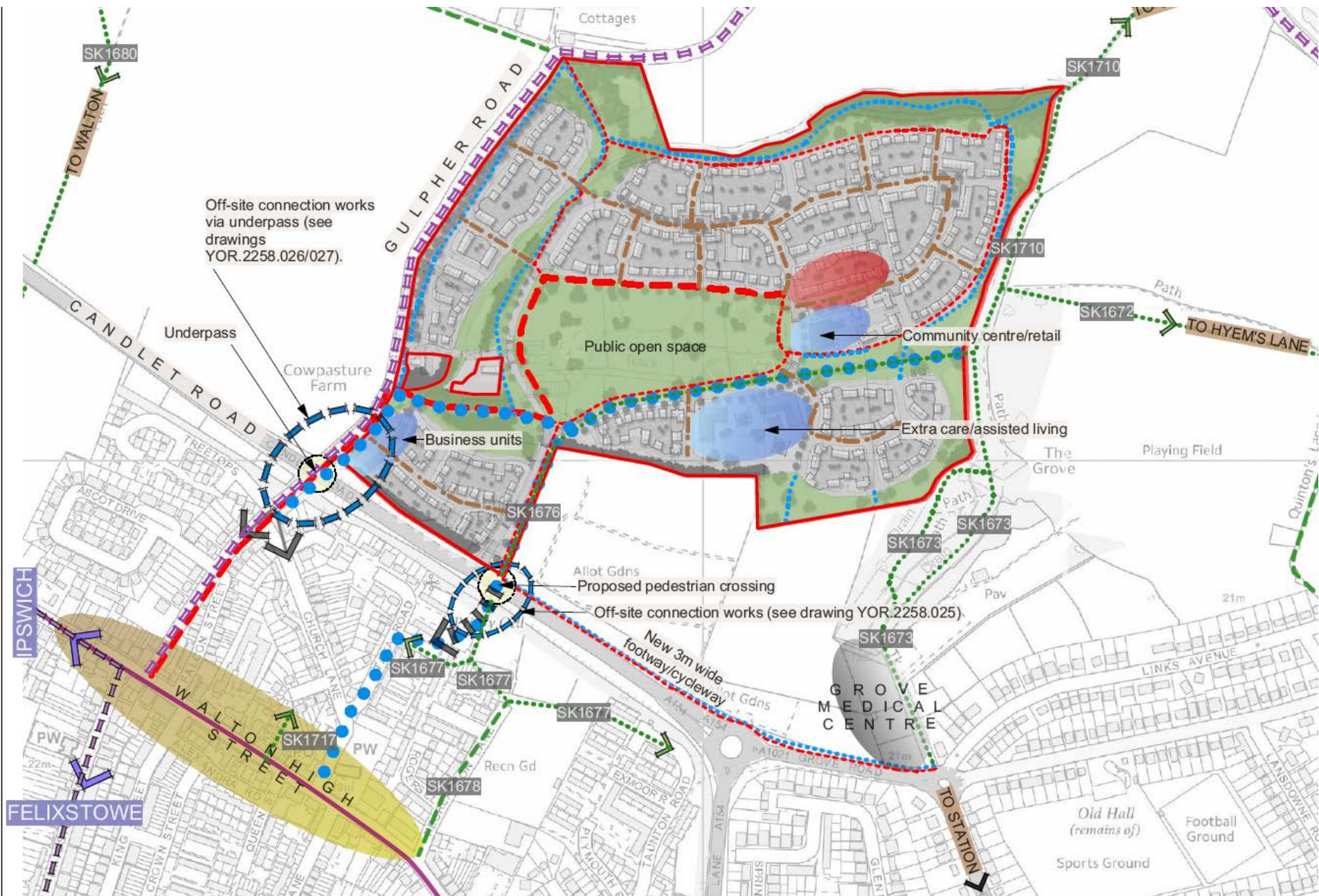
October 2017 – Basic Concept Masterplan

Submitted for Issues and Options Consultation

Committed Sites – Red Circles



Existing committed sites – Candlet Road – 560 homes



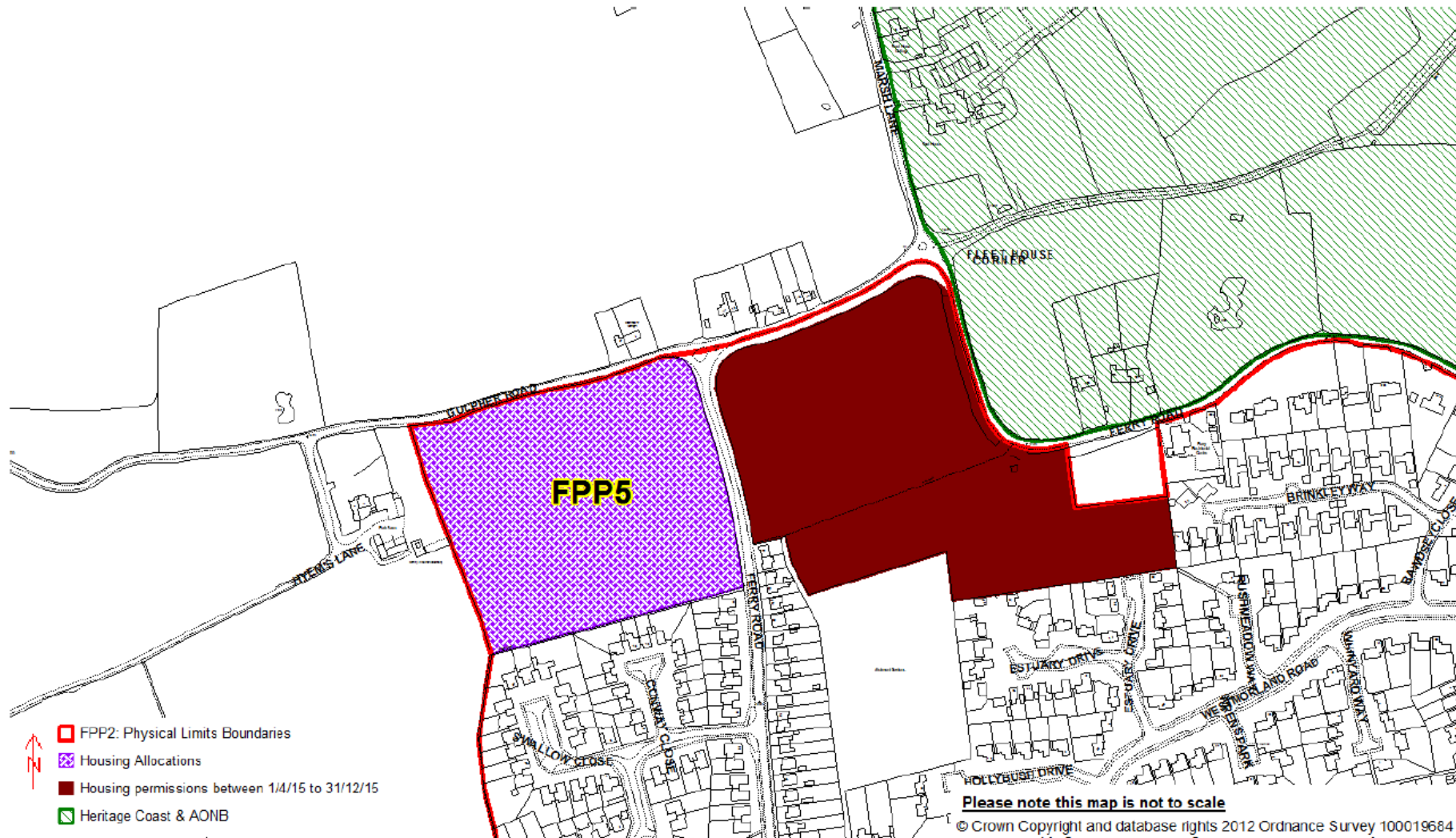
Existing committed sites – Walton North – 385 Homes, new roundabout and connecting spine road with pedestrian and cycle route

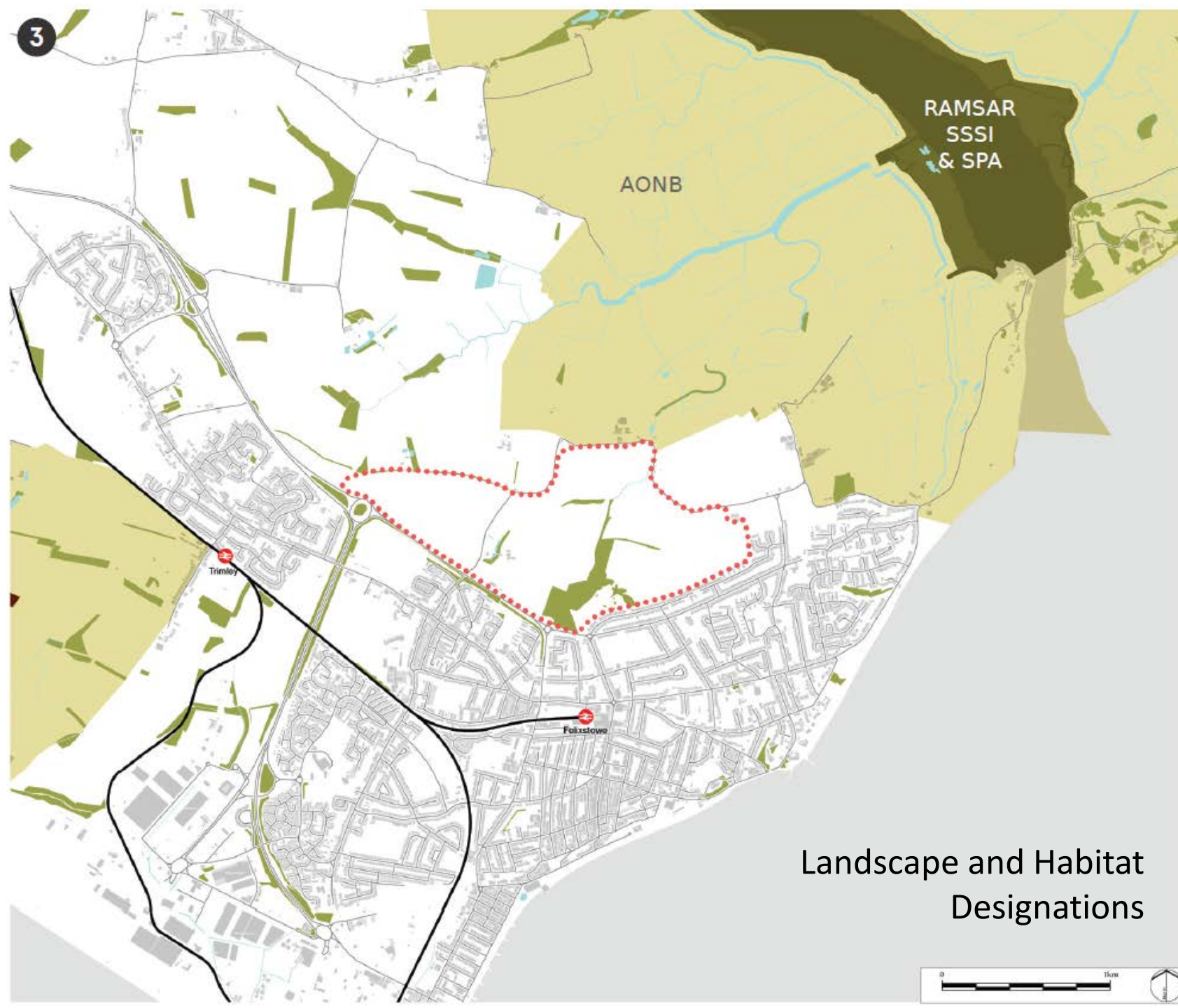


Ferry Road Allocation FPP5 (approx. 150 homes) and Planning Permission (197 homes)

Land North of Conway Close and Swallow Close, Felixstowe

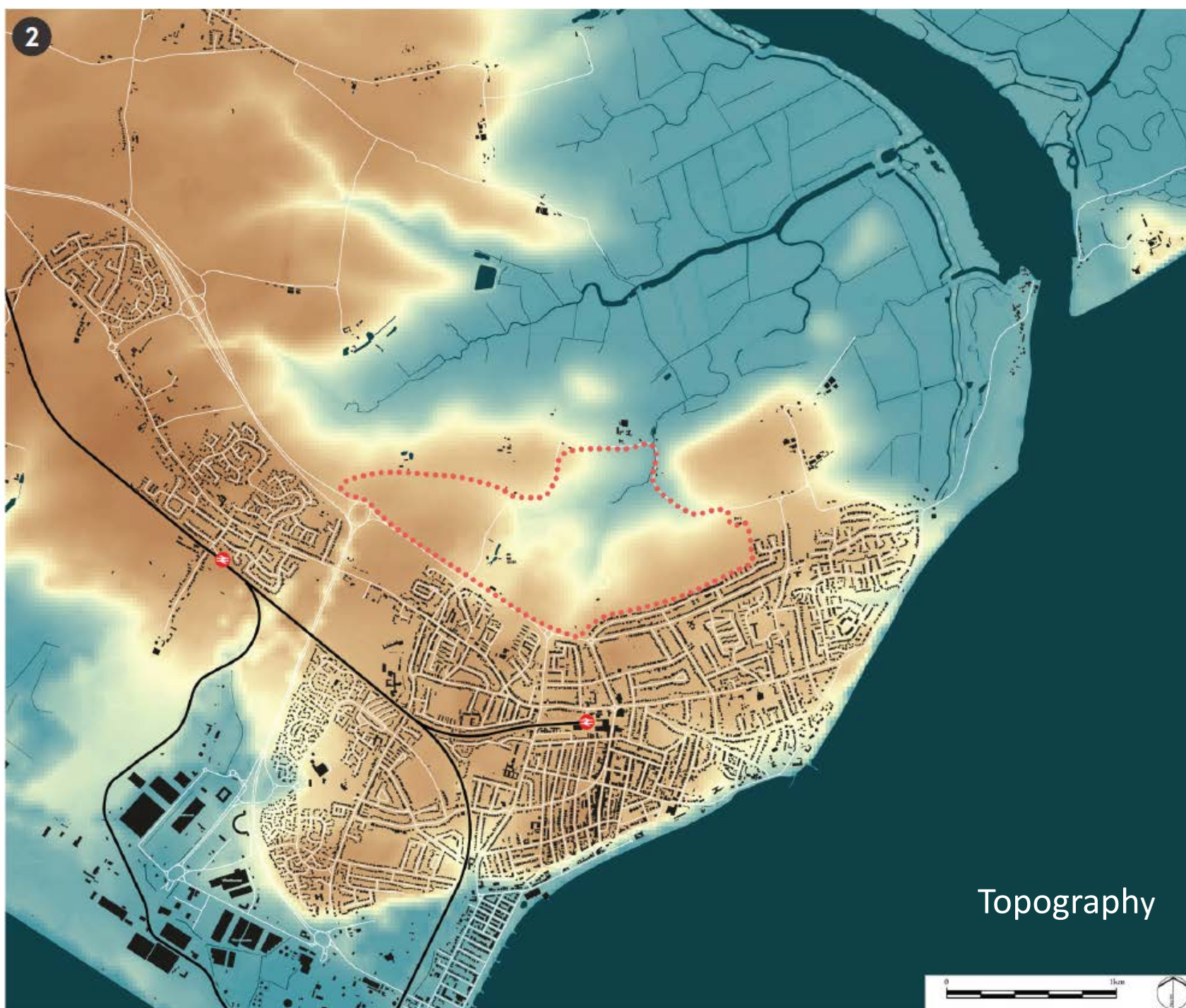
Site Area: 3.38ha





Landscape and Habitat Designations

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Topography



LEGEND

- SITE BOUNDARY
- INACCESSIBLE AREA
- SCATTERED TREES
- HEDGEROW WITH TREES
- DRY DITCH
- FLOWING WATER
- STANDING WATER
- DEFUNCT HEDGEROW
- BARE GROUND
- ✕ DENSE SCRUB
- CONIFEROUS PLANTATION WOODLAND
- BROAD-LEAVED PLANTATION WOODLAND
- BROAD-LEAVED SEMI-NATURAL WOODLAND
- I IMPROVED GRASSLAND
- A ARABLE LAND
- AMENITY GRASSLAND
- BUILDING
- HARD STANDING

0 50 100 150 m

THIS DRAWING IS INDICATIVE ONLY

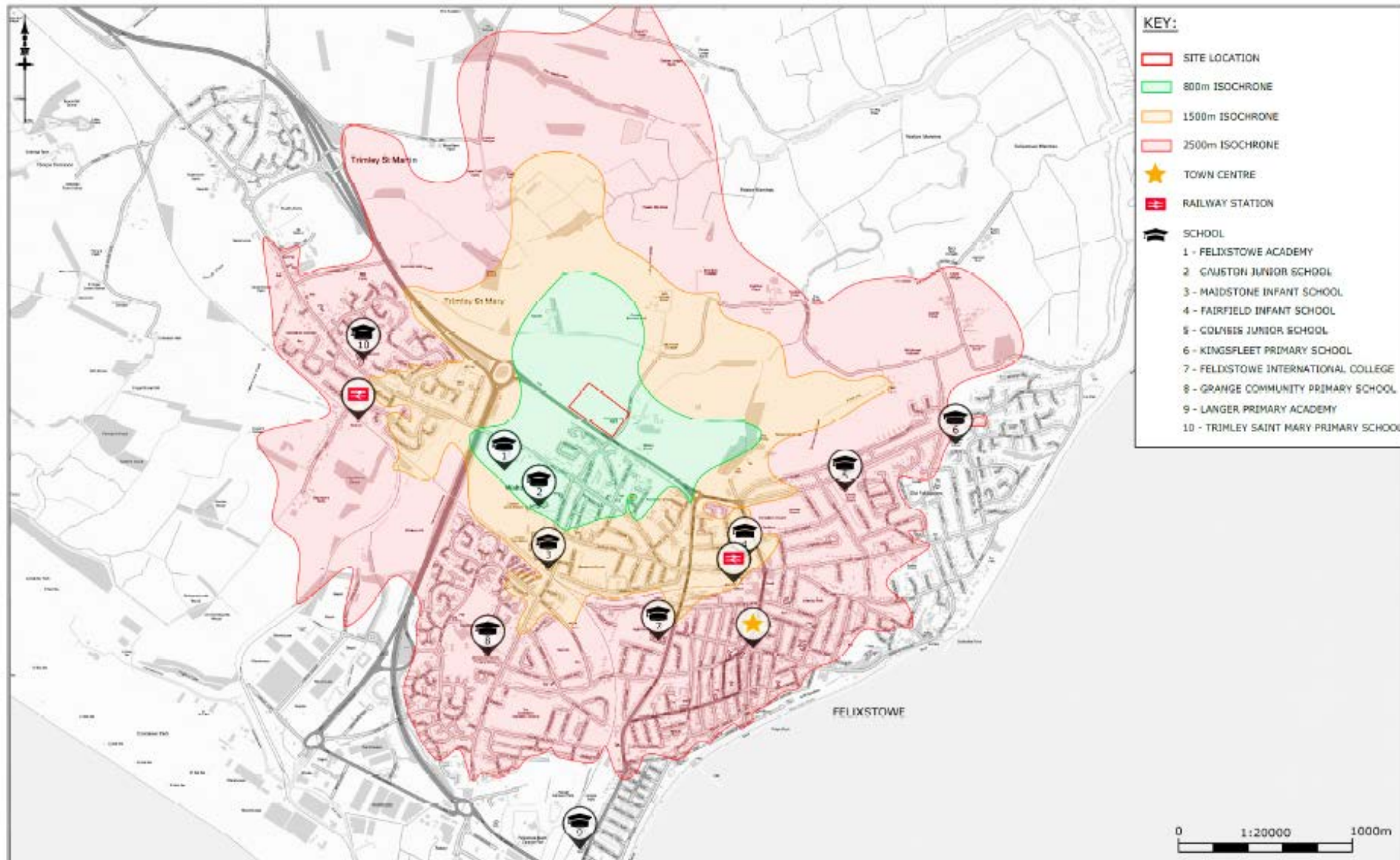
COORDINATE SYSTEM: BRITISH NATIONAL GRID
UNITS: METRE
SCALE: 1:3,500
BASEMAP SOURCE: BLUESKY, DIGITALGLOBE,
GETMAPPING PLC, & INFOTERRA LTD



Ecology and Open Spaces
The Grove and Eastward Ho!

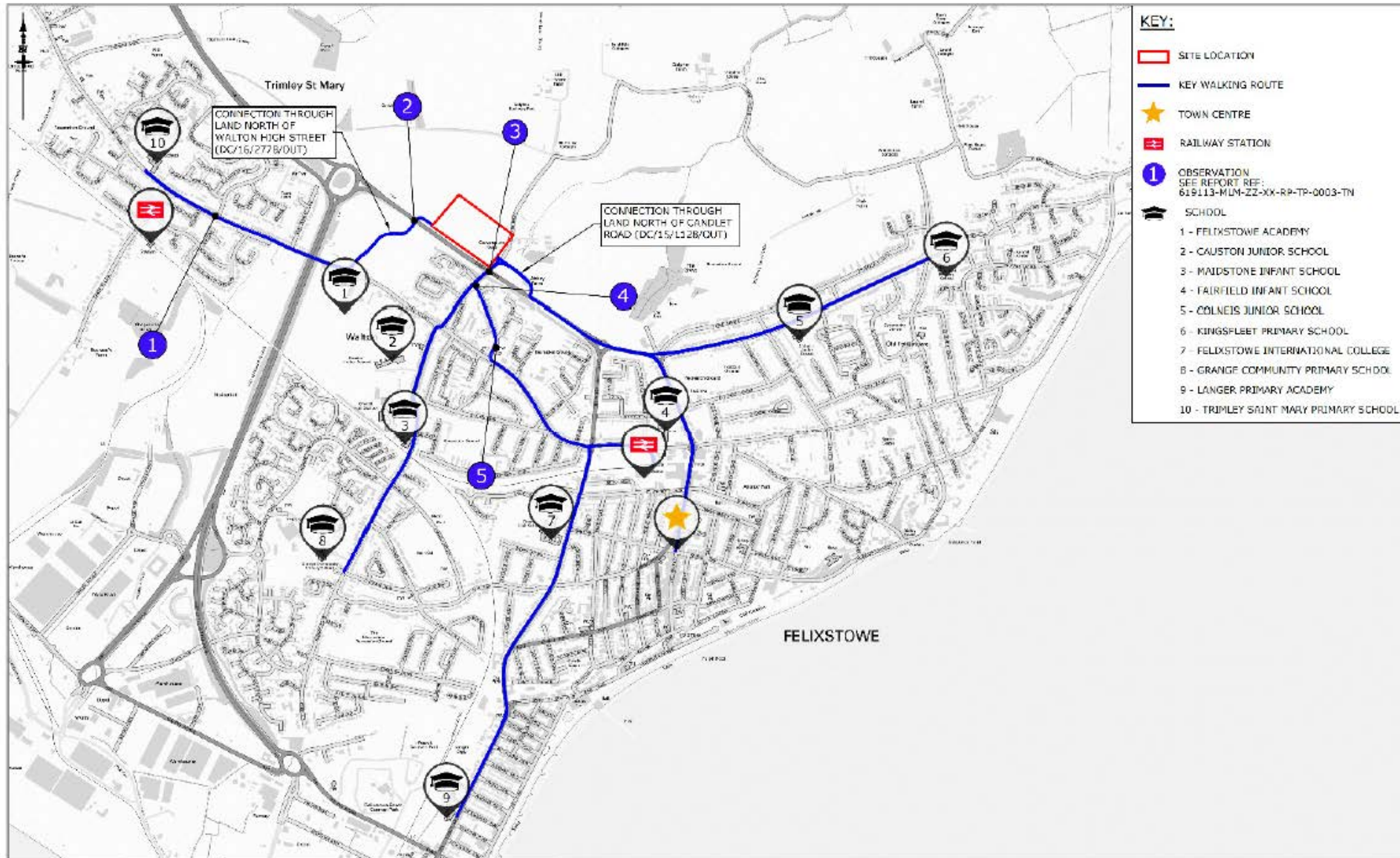
Background work exploring a location for a new Leisure Centre

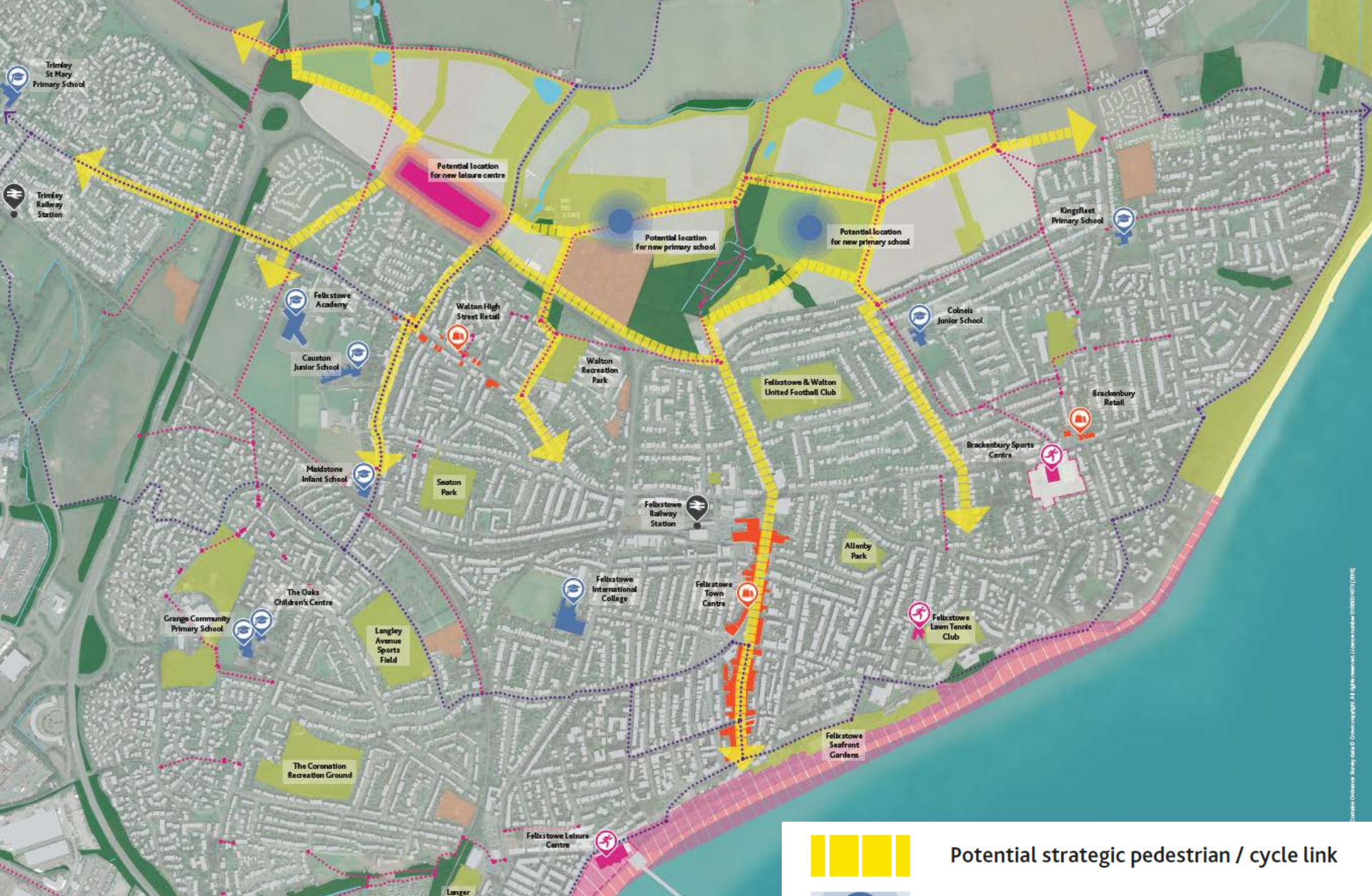
Walking Distance Isochrones – 800m, 1.5km and 2.5km



Assessment of Walking Routes – Existing and Proposed routes

Recognising opportunities and issues





New Infrastructure and Sustainably Connected Access to Open Spaces and Facilities



- Town centre
- Proposed development
- Future development sites
- Listed buildings in close proximity to site
- Potential locations for a primary school

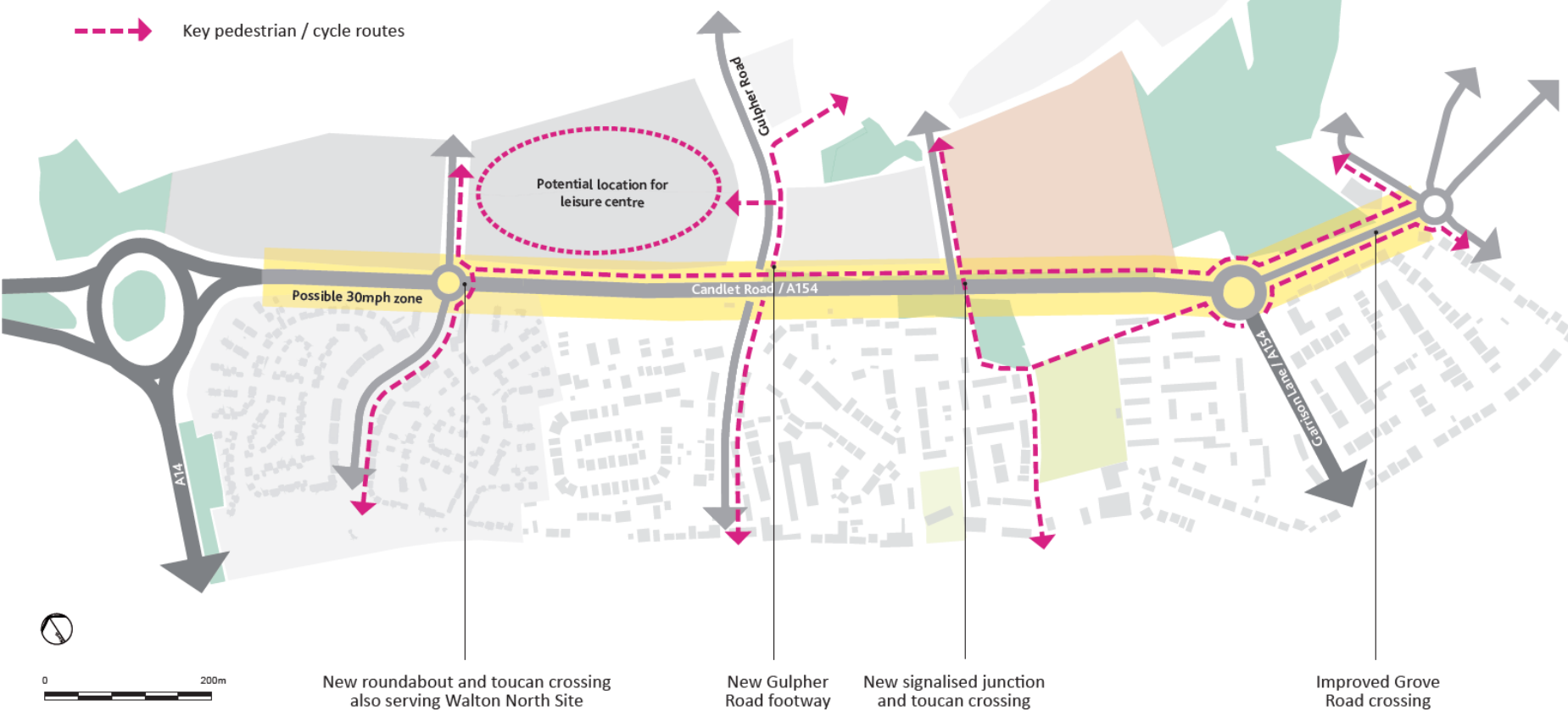
- Potential location for a leisure centre
- Vehicular access to site
- Potential vehicular access to site
- Primary vehicular route
- Hedgerow

- Woodland
- Existing schools
- Public open space
- Countryside
- Allotments

- Sensitive landscape edge
- Sensitive edge to existing development
- Potential noise mitigation measures

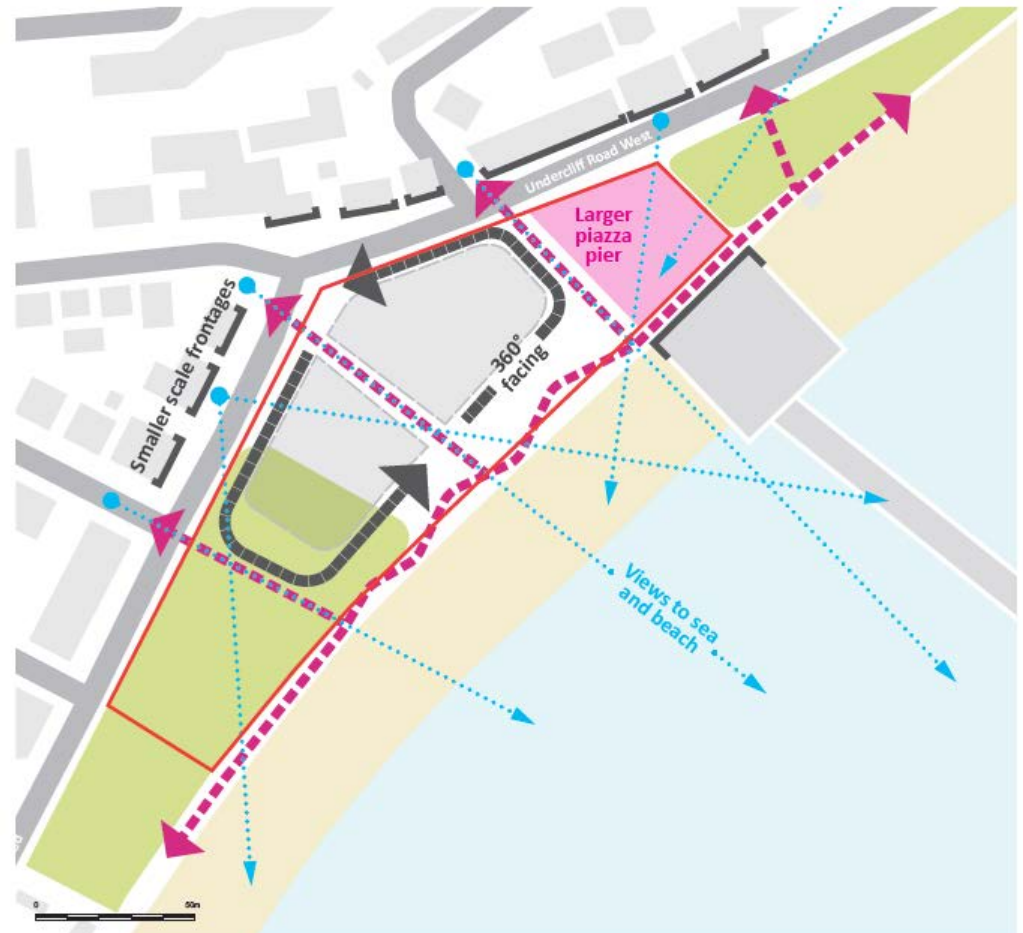
Concept Masterplan

North Felixstowe Connections Strategy



Felixstowe Leisure Centre site

- Smaller buildings would allow views between and reflect surroundings better.
- Enlarge the space in front of the refurbished pier.
- Enable direct access from adjoining streets to the promenade.
- New buildings to be designed to face all directions.
- Opportunity for new uses to enhance the seafront in all seasons.



View of open space looking towards Undercliff Road West

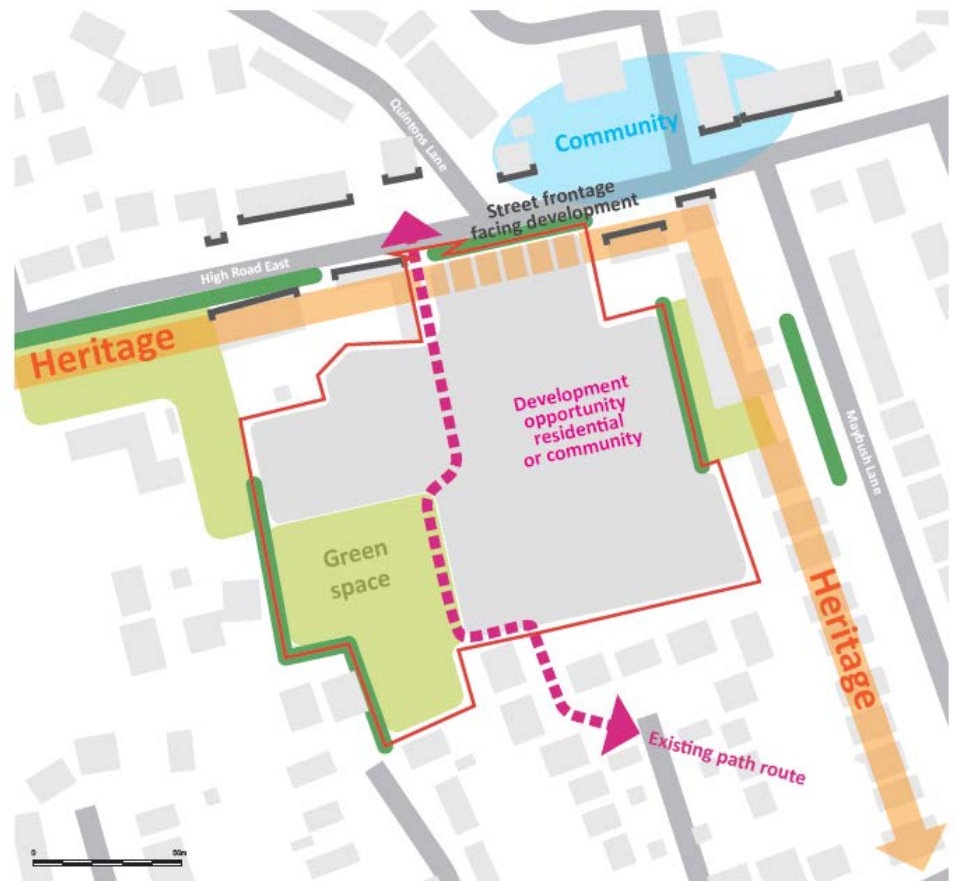


Examples of mixed-use leisure/tourism/commercial waterfront development



Brackenbury Sports Centre site

- The site has great potential for new uses that can fit into the immediate context and community.
- Strong tree pattern and areas of open space should be retained.
- Adjoining dwellings and gardens need to be respected.
- Reduced scale of buildings would fit better with the surroundings.
- Footpath connection through the site to be retained.





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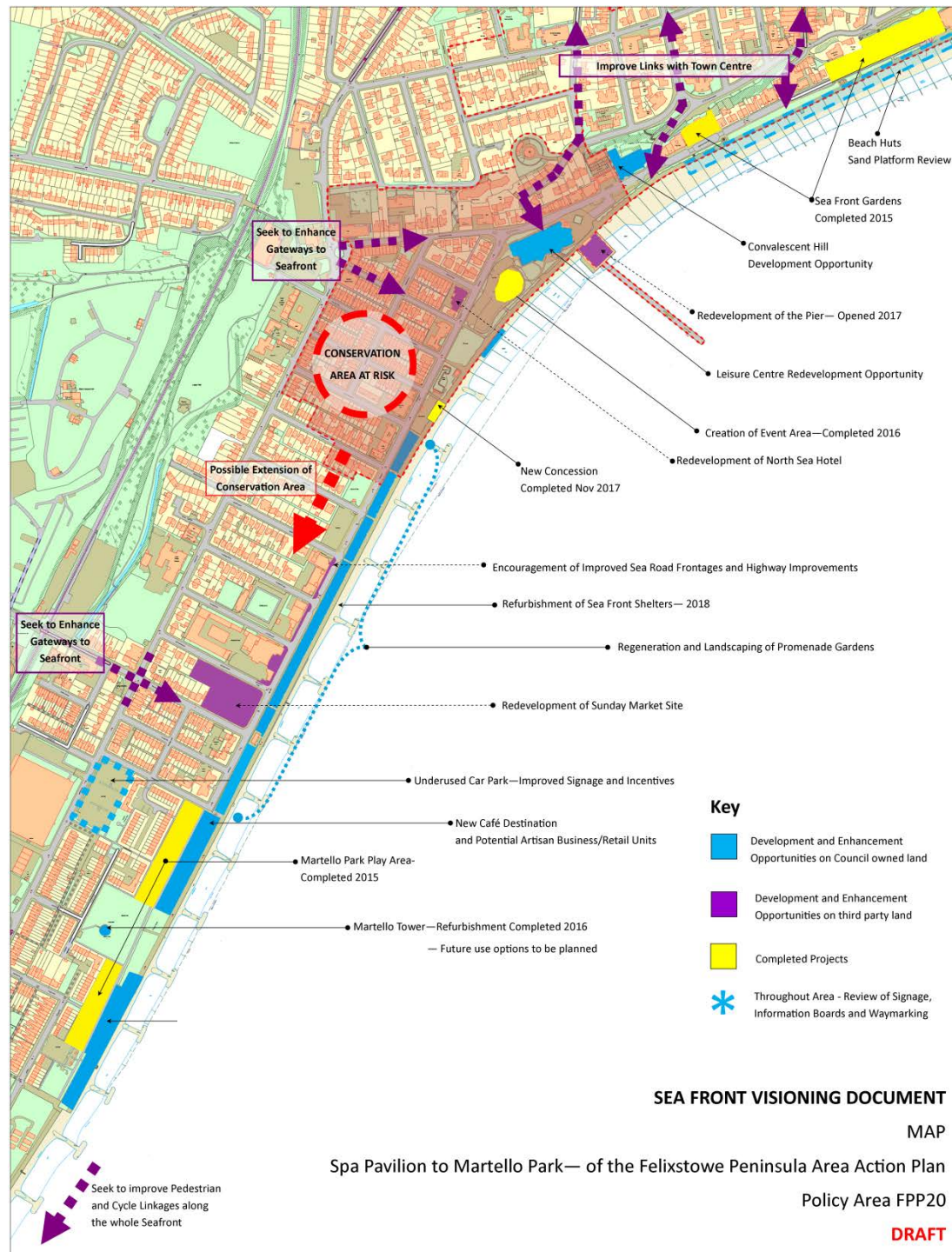
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Concept Masterplan

Felixstowe South Sea Front

Ben Woolnough – Major Projects Advisor





SEA FRONT VISIONING DOCUMENT

MAP

Spa Pavilion to Martello Park— of the Felixstowe Peninsula Area Action Plan

Policy Area FPP20

DRAFT

Positive Features



ARCHITECTURE AND ACTIVITY



ACCESSIBLE PROMENADE



CHARACTER AND USE



LANDMARKS



LANDSCAPE CHARACTER



INTERESTING AND QUIRKY STRUCTURES



RICH HISTORIC FABRIC

Negative Visual and Movement Features

Design Response



SERIES OF ROOMS

+



PLACE MAKING AND LANDMARKS

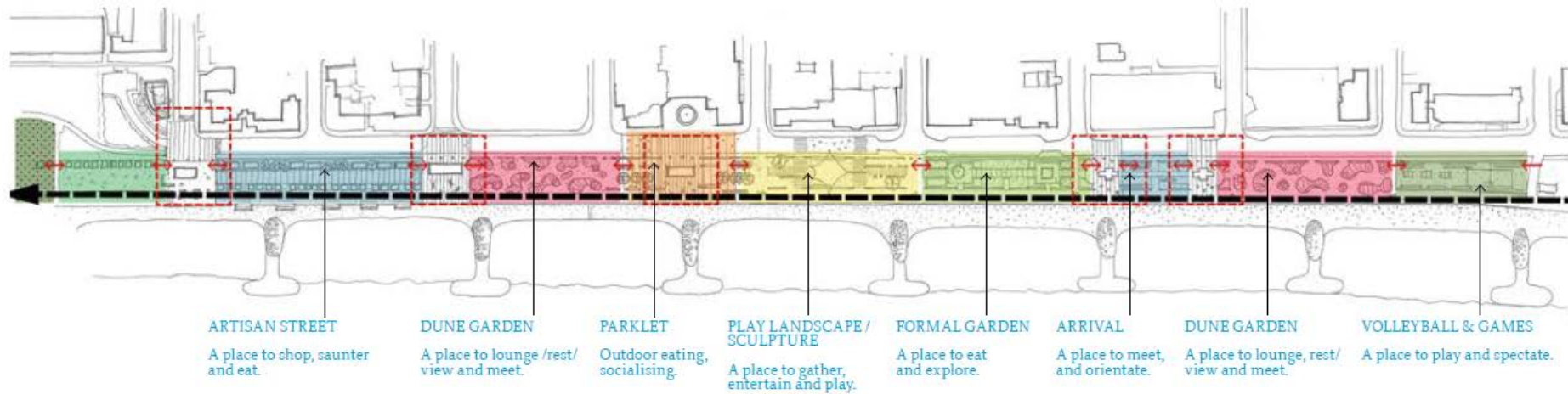
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LINEAR PARK RESPONDING TO CONTEXT

Series of rooms

Central to the concept is the creation of a series of rooms, each with a different use and character that relates to the businesses and uses along Sea Road. Each space should have a different character and function and should be exciting places to encounter, drawing pedestrians along the promenade and providing opportunity for gathering, seating, socialising and events.



ROOM CHARACTER



Play Garden Sketch Visual



Converted Container Park

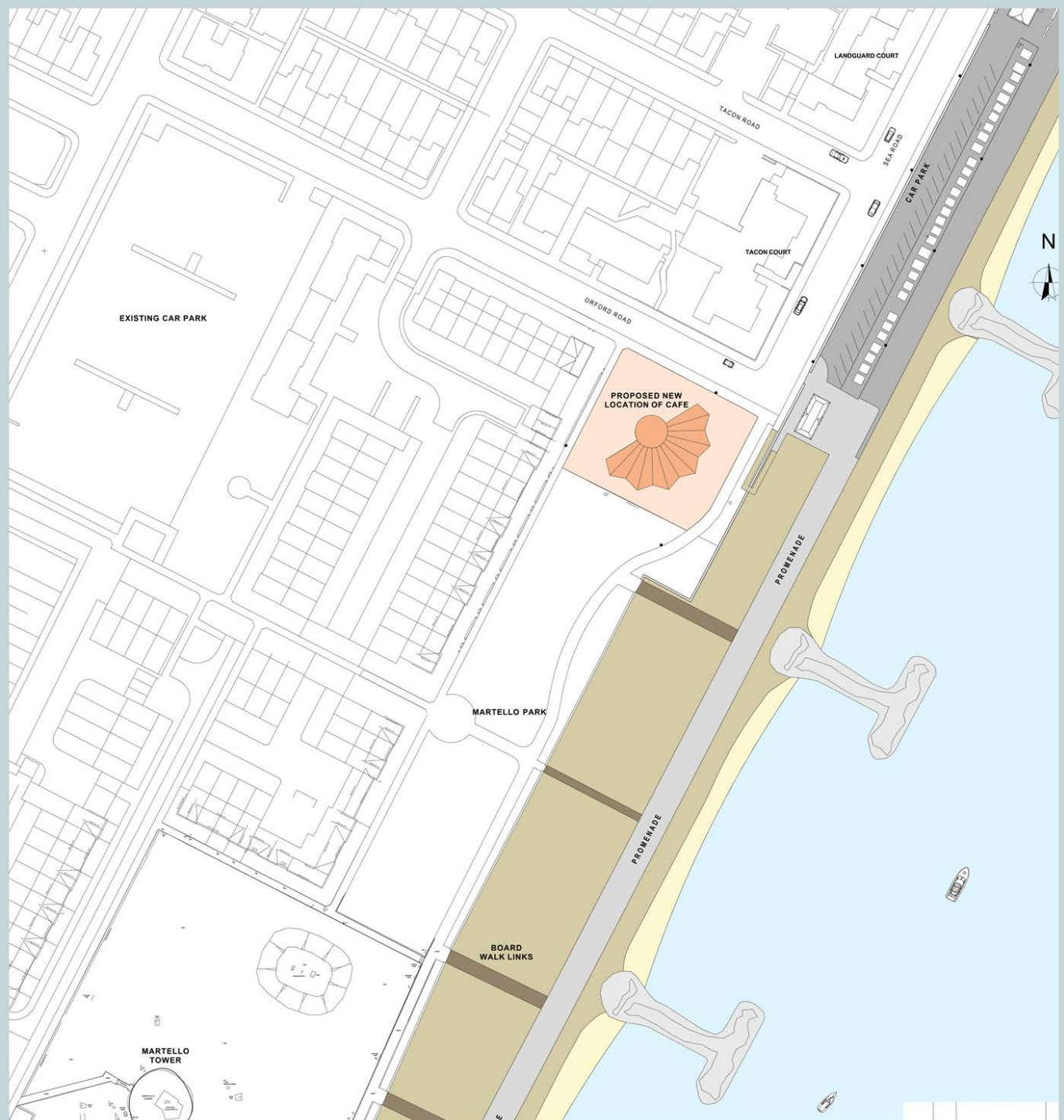
- Artisan Market
- Business Units
- Pop up Shops
- Cycle Hire
- Visitor Hub



New Café/Restaurant Destination

Martello Park

A commitment in
the original plans
for the housing and
play area development



Concept Sketches



