

Suffolk Coastal District Council

Housing and Infrastructure Study - Felixstowe and Trimleys, Suffolk

Part One - Options Report

August 2009



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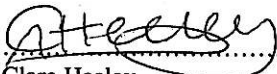
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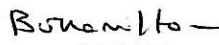
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Suffolk Coastal District Council

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1. Introduction

1.1 Background

Entec was commissioned in November 2008 by Suffolk Coastal District Council (SCDC) to undertake a Housing and Infrastructure Study for the potential distribution of 1,660 new dwellings at, and around, Felixstowe and The Trimleys, Suffolk. The study is predicated on a brief issued by the Council including the defined study area for the work. An extract from the relevant part of the Council's brief and the study area for the work (shown as 'Area of search for potential housing development' on the plan entitled "Appendix A - Plan of Study Area") are contained at **Appendix A** to this document.

The Study takes the form of two parts. **Part One** considers the potential sites for locating the 1,660 new dwellings and identifies an option having regard to the Council's objectives; and **Part Two** considers the infrastructure and costs associated with delivery of that option.

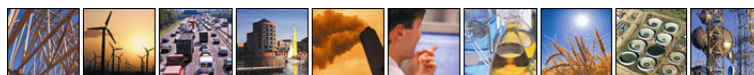
This report only relates to **Part One** of the Study. The Council is yet to pursue Part 2 of the Study.

1.2 The Council's Objectives for Growth around Felixstowe

The Council set initial objectives to guide the study in identifying locations for the 1,660 houses. These are:

- Supporting organic and evolutionary growth over a mixture of sites, whilst preserving as far as possible prime agricultural land;
- Accessibility to existing services and facilities, particularly within the town centre, by means other than the private car;
- Avoiding sites identified as being of high biodiversity value;
- Minimising impact on the Area of Outstanding Natural Beauty;
- Providing easy access to the Port; and
- Integrating with existing communities; and retaining the separate physical identities of Trimley St Martin and Trimley St Mary, as well as Kirton.

These objectives, including additional criteria discussed and agreed with SCDC officers, were considered as part of the study.



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2. The Purpose of this Report

2.1 Purpose

The purpose of Part One of the study was to identify an option for the potential distribution of 1,660 new dwellings at, and around, Felixstowe and the Trimleys that accords with the Council's objective of supporting organic and evolutionary growth over a mixture of sites whilst preserving as far as possible prime agricultural land; and, as far as possible, meeting SCDC's defined criteria. Whilst there is also a need to consider appropriate access points from the highway system, foot and cycle links to existing communities, locations for key supporting facilities and new or enhanced links to the countryside, these are only considered where relevant to this part of the study and would be considered in greater detail in Part Two.

This report outlines the processes undertaken in identifying the sites for the 1, 660 dwellings and provides both an explanation and justification behind the identification of the option.

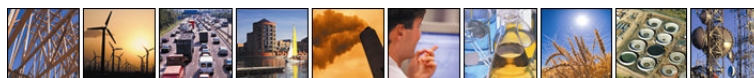
The study was undertaken to inform the production of the Suffolk Coastal Local Development Framework. It forms part of the Council's evidence base potentially informing the spatial strategy of the Core Strategy Development Plan Document, and site evaluations within the Site Allocations Development Plan Document, relating to the study area. The study assists the Council in meeting the requirements of paragraph 4.8 of the revised Planning Policy Statement 12 which states:

"The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution."

The work undertaken by Entec included a programme of engagement with technical organisations and community stakeholders which provided the public with an opportunity to input into the study by making comments and influencing the selection of the development option.

2.2 How will the Report be used?

This report forms Part one of the Study, it entails the preparation, in draft form, of a scenario for the potential distribution of 1,660 new dwellings at, and around, Felixstowe and the Trimleys that accords with the Council's objective of supporting organic and evolutionary growth over a mixture of sites, whilst preserving as far as possible, prime agricultural land. As previously stated the scenario was produced with engagement from technical organisations, community stakeholders and the general public.

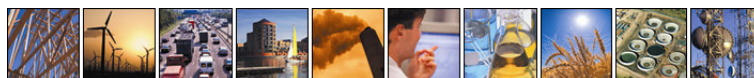


This report sets out the scenario for delivering 1,660 dwellings in the study area following feedback from the Council's officers and its agreement. A delivery plan for the infrastructure necessary both to enable the preferred scenario to take place and to support new residents once the dwellings start to become occupied is the scope of **Part Two** of the study and includes:

- Calculations of the costs of creating and maintaining this infrastructure and including a programme of phasing;
- Identification of potential sources of funding; and
- Identification of the costs that need to be met by the development (to be secured through legal agreement and other means) in order to achieve any shortfall.

In addition, in respect of the ability to create infrastructure, Part Two would consider relative merits of an alternative strategy of concentrating all of the houses in one or two locations.

This report only presents the approach and findings of Part One of the Study.



3. Planning Context

3.1 Introduction

It is important within the context of the adopted East of England Plan (RSS)¹ and the emerging Suffolk Coastal District Core Strategy to consider the delivery of housing in the Felixstowe and The Trimleys area. Both documents recognise the importance of Felixstowe as a key location for new housing being situated within the Haven Gateway Sub-region. In meeting its housing targets for the district the Suffolk Coastal District Core Strategy identifies Felixstowe and The Trimleys as delivering 1,660 dwellings in the period to 2025 and this study considers the option for the delivery of this allocation.

3.2 Planning Policy Statement 3: Housing

Planning Policy Statement 3 (PPS3) outlines the Government's policy for the delivery of housing. It requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling five year supply of deliverable land for housing, as this influences how planning applications are determined. The objectives are to deliver high quality housing, of appropriate mix, in sufficient quantity, at suitable locations by making efficient and effective use of land.

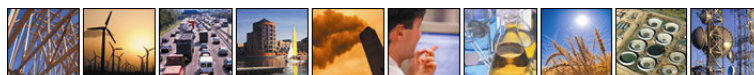
PPS3 states Local Development Documents should:

“Set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development. Local Planning Authorities should, working with stakeholders, set out the criteria to be used for identifying broad locations and specific sites taking into account:

Any physical, environmental, land ownership, land-use, investment constraints or risks associated with broad locations or specific sites, such as physical access restrictions, contamination, stability, flood risk, the need to protect natural resources e.g. water and biodiversity and complex land ownership issues.

Accessibility of proposed development to existing local community facilities, infrastructure and services, including public transport. The location of housing should facilitate the creation of communities of sufficient size and mix to justify the development of, and sustain, community facilities, infrastructure and services.” (Paragraph 38)

¹ Published May 2008.



Drawing on information from the Strategic Housing Land Availability Assessment and or other relevant evidence, PPS3 states that:

“Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

– Be Available – the site is available now.

– Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.

– Be Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.” (Paragraph 54)

Local Planning Authorities should also:

“– Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.

– Linked to above, identify those strategic sites which are critical to the delivery of the housing strategy over the plan period.

– Show broad locations on a key diagram and locations of specific sites on a proposals map.

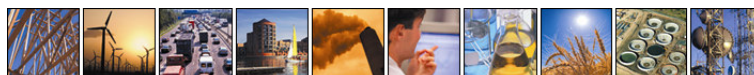
– Illustrate the expected rate of housing delivery through a housing trajectory for the plan period”.
(Paragraph 55)

PPS3 states that sites should be **developable**, in a suitable location for housing development and there should be a reasonable prospect that the site is available for development, and could be developed at the point envisaged.

This study will assist Suffolk Coastal District Council in evaluating the potential of providing 1,660 dwellings in the study area.

3.3 **Planning Policy Statement 12**

Planning Policy Statement 12 (PPS12) explains what local spatial planning is and how it benefits communities. It sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. PPS12 should be taken into account by local planning authorities in preparing development plan documents and other local development documents.



PPS12 requires that:

“Every local planning authority should produce a core strategy which includes:

- (1) An overall vision which sets out how the area and the places within it should develop;*
- (2) Strategic objectives for the area focussing on the key issues to be addressed;*
- (3) A delivery strategy for achieving these objectives. This should set out how much development is intended to happen where, when, and by what means it will be delivered. Locations for strategic development should be indicated on a key diagram; and*
- (4) Clear arrangements for managing and monitoring the delivery of the strategy.”*

A Local Development Framework must:

“Set out as far as practicable when, where and by whom these actions will take place. It needs to demonstrate that the agencies/partners necessary for its delivery have been involved in its preparation, and the resources required have been given due consideration and have a realistic prospect of being provided in the life of the strategy. If this is not the case, the strategy will be undeliverable.”

The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution.

To be adopted a Core Strategy must be found sound by the Planning Inspectorate. To be ‘sound’ a core strategy should be justified, effective and consistent with national policy. As a result the Core Strategy must be based on a robust and credible evidence base, selecting the most appropriate strategy when considered against the reasonable alternatives.

This study is a component of Suffolk Coastal LDF evidence base. It provides them with the information to make informed and justified decision.

3.4 Regional Planning Policy

The East of England Plan (RSS) designates Suffolk Coastal District as part of the Haven Gateway Sub-Region which spans part of northeast Essex and southeast Suffolk, including Tendring District, the Boroughs of Colchester and Ipswich and parts of Babergh, Mid Suffolk and Suffolk Coastal Districts. It is focussed on the key centres for development and change of Colchester and Ipswich, the towns of Clacton, Felixstowe, and Harwich and the major ports at Felixstowe and Harwich (Bathside Bay). The sub-region is recognised by the Government as a first round Growth Point.

The Regional Spatial Strategy (RSS) requires Suffolk Coastal to deliver at least 10,200 new homes by 2021, of which 3,200 are to be built on the edge of Ipswich as part of the Ipswich Policy Area, with a further 7,000 across



the remainder of the district. The RSS also sets the indicative growth target of 50,000 jobs within the Suffolk Haven Gateway (Policy E1 states an indicative figure of 30,000 jobs in Ipswich/Suffolk Coastal and Babergh).

Policy HG1 states that:

“The sub-regional strategy aims to achieve transformational development and change throughout Haven Gateway which will:

- Develop the diverse economy of the sub-region, including provision for the needs of an expanding tourism sector, support for the establishment and expansion of ICT clusters and recognition of the potential and need for employment growth in the smaller towns;*
- Support existing and proposed academic, scientific and research institutions;*
- Regenerate the sub-region to address unemployment, deprivation and social issues;*
- Provide for major housing growth at the key centres of Colchester and Ipswich.”*

The RSS is currently under review, and will result in housing and job figures to 2031. Extrapolation of the existing figures for the subsequent 10 year period to 2031 would potentially deliver a further 5, 100 dwellings although this may be reduced in light of potential environmental constraints. Any changes in housing numbers as a result of that RSS review are not a matter for the current Core Strategy, but would be incorporated into a future review of the Core Strategy. In accordance with PPS3 however, there is a requirement for the Core Strategy to provide a 15 year housing supply from the anticipated date of adoption of the plan. This is currently envisaged as 2010 and takes the plan period to 2025, four years beyond the end date of the current RSS. The current annualised housing requirement for SCDC of 510 dwellings per year has therefore been added to the current RSS housing requirement for each of the years 2021 – 2025, i.e. an additional 2040 dwellings.

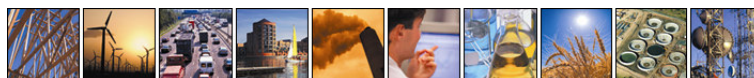
Policy HG4: Implementation and Delivery states that:

“The Haven Gateway Partnership, its partners and other agencies should work to ensure:

- Appropriate guidance and co-ordination is available to ensure that Local Development Documents for Haven Gateway make complementary contributions towards meeting the objectives of the RSS, with joint working where appropriate: and*
- Implementation and delivery bodies have appropriate strategies and resources to achieve the objectives in the overall vision for the area in HG1 and detailed in the other Haven Gateway policies.”*

3.5 The Local Development Framework

The Core Strategy recently underwent consultation at the preferred options stage, which closed 20 February 2009.



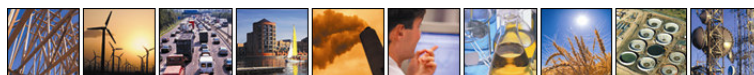
Prior to this, and following the *Potential Directions for Strategic Growth Consultation* (Further issues and options consultation), the Local Development Framework Task Group recommended, on 4 August 2008, that SCDC supports growth in the Felixstowe and Trimley's area over a mixture sites whilst preserving agricultural land as far as possible. This recommendation was subsequently approved by Cabinet on 21st October 2008. This study has regard for this objective and the Council's criteria, in identifying potential options for the delivery of 1,660 new dwellings and will inform the Core Strategy and Site Allocations Documents.

The study undertaken informs the production of the Suffolk Coastal Local Development Framework. It forms part of the Council's evidence base potentially informing the spatial strategy of the Core Strategy Development Plan Document, and site evaluations within the Site Allocations Development Plan Document, relating to the study area. The study assists the Council in meeting the requirements of paragraph 4.8 of the revised PPS12 which states:

"The core strategy should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution."

3.6 Summary

The Study was undertaken to support Suffolk Coastal District Council in the formalisation of its LDF. It provides part of the technical evidence to allow informed and justified decisions to be made, which assist in the creation of 'sound' DPDs.



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4. Study Approach and Methodology

4.1 Introduction

In this section the approach and the methodology undertaken for Part One of the Study is set out. However, it should be noted that whilst set out in a series of stages, in practice the tasks did not form a sequence but instead they progressed in parallel so they could inform and feed off each other.

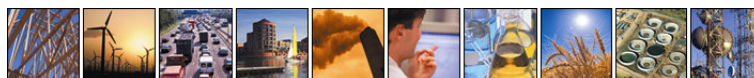
The essential stages of the process were as follows:

- Gathering of baseline information and constraints data;
- Criteria Selection;
- Site identification;
- Initial development option identification;
- Consultation;
- Assessment of Consultation responses and refinement of development option;
- Sustainability Appraisal (SA) of each site.

4.2 Refinement of the Council's Objectives

As an initial process, consideration was given to SCDC's objectives for the Study and whether additional objectives should be included. In addition to the stated objectives of:

1. Supporting organic and evolutionary growth over a mixture of sites, whilst preserving as far as possible prime agricultural land;
2. Accessibility to existing services and facilities, particularly within the town centre, by means other than the private car;
3. Avoiding sites identified as being of high biodiversity value;
4. Minimising impact on the Area of Outstanding Natural Beauty;
5. Providing easy access to the Port;
6. Integrating with existing communities; and
7. Retaining the separate physical identities of Trimley St Martin and Trimley St Mary, as well as Kirton.



The need to include the following objectives was identified for reason of their being statutory or policy requirements:

1. Maintaining and enhancing the quality of townscapes;
2. Avoiding, reducing and managing flood risk; and
3. Conserving and, where appropriate, enhancing the historic environment.

4.3 Criteria Selection and Thresholds

Having refined and agreed the objectives to guide the growth with SCDC, consideration was given to the adoption of appropriate planning and sustainability criteria and thresholds that correspond to the objectives, which can be applied to potential development sites and are capable of providing a measure of whether or not each is met.

In order to ensure that the selection was sound and capable of scrutiny we adopted a sustainability approach to identifying the criteria based on Government guidance² whereby headline indicators, detailed decision making criteria (the criteria) and detailed indicators (the thresholds) were identified for each of the 10 corresponding objectives.

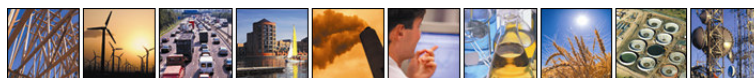
Important to this process was the need to ensure that the criteria and corresponding thresholds were both measurable and based on sound planning policy or research for it was considered if this was not the case, then their selection would be open to criticism.

In setting the thresholds for the criteria, consideration was given to guidance that is available and credible; in so doing, thresholds were adopted using the following sources.

- Manual for Streets, Department for Transport 2007;
- Sustainable Settlements - A Guide for Planners, Designers and Developers, University of the West of England 1995;
- Planning Policy Guidance note 13;
- Suffolk Coast and Heaths Management Plan Summary 2008-2013;
- Planning Policy Statement 25.

Consideration was also given to weighting the criteria by making some more important than others. This was rejected due to the fact that there is no sound basis for doing so and it would be subjective.

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents - ODPM 2005



The criteria and corresponding thresholds included in **Table 4.1** were agreed with SCDC officers before moving to the next stage.



Table 4.1 Criteria and Thresholds

Headline objective	Headline indicator	Detailed decision making criteria (The criteria)	Detailed indicator (The threshold)
1/. To retain prime agricultural land for essential food production	Retain Grade 1 agricultural land (DEFRA)	1. Grade 1 agricultural land (DEFRA)	Outside
2/. To provide access to existing services and facilities, particularly within the town centre, by means other than the private car	Distance from existing services and facilities; and town centre Distance from public transport	Distance from: 2. Local/district centres 3. Town centre 4. Primary school 5. Secondary school 6. Hospital Distance from: 7. bus stops 8. train station	Within: 800m ^{3&4} 2000m ^{1&5} 600m ⁴ 1500m ² 1000m ² 400m ² 2000m ^{1&3}

³ Manual for Streets, Dept for Transport 2007

⁴ Sustainable Settlements – A Guide for Planners, Designers and Developers, University of the West of England 1995

⁵ Planning Policy Guidance note 13

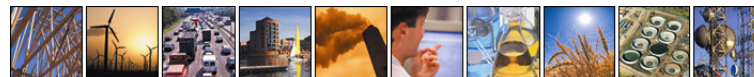
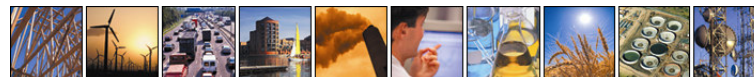
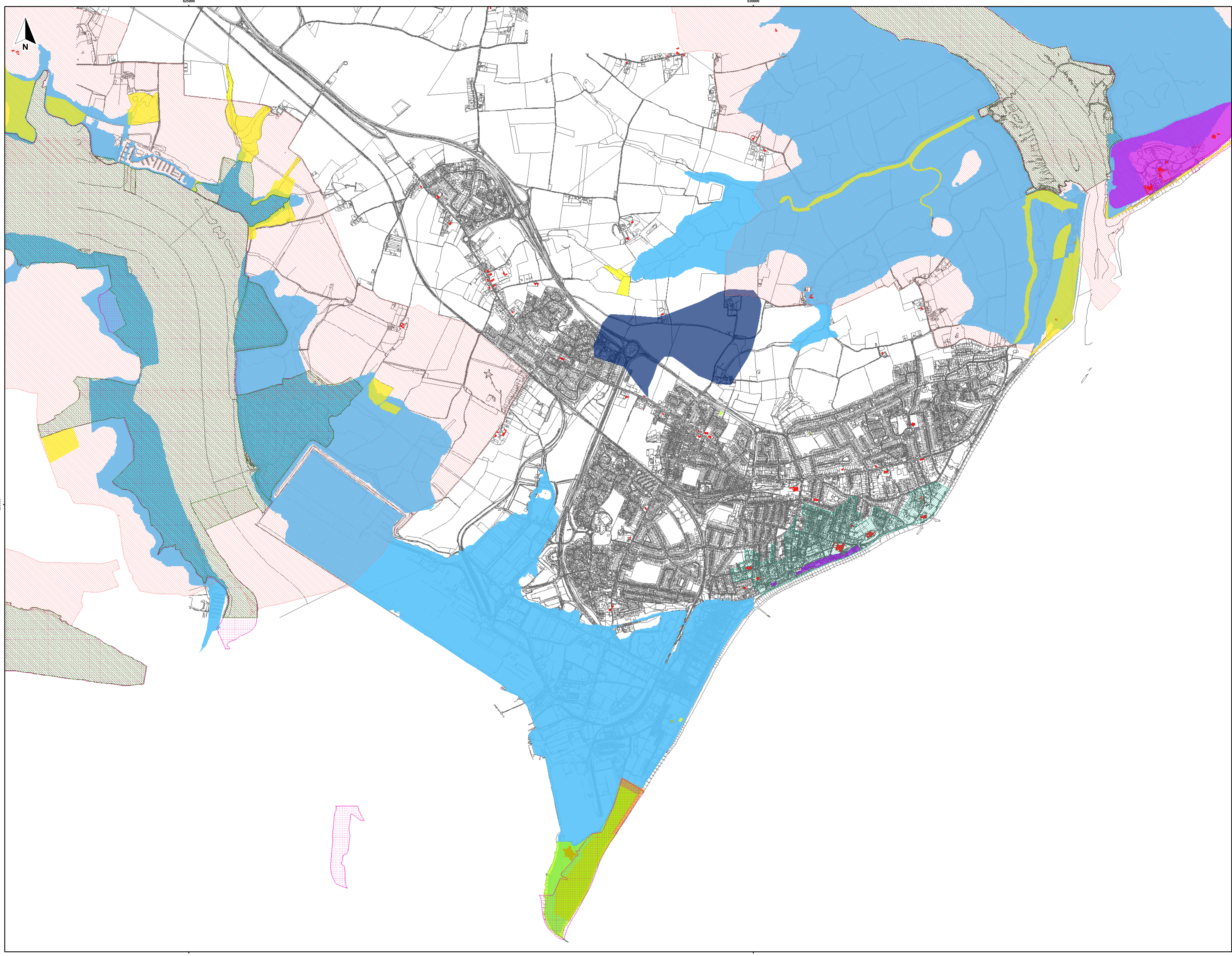


Table 4.1 (continued) Criteria and Thresholds

Headline objective	Headline indicator	Detailed decision making criteria (The criteria)	Detailed indicator (The threshold)
3/. To avoid, as far as possible, sites identified as being of high biodiversity value	Not to directly impact on sites designated for their wildlife or nature conservation value	9. Sites designated for their wildlife or nature conservation value	Outside (it acknowledged that all sites are expected to require Appropriate Assessment under the Conservation (Natural Habitats, & C) Regulations 1994 due to potential effects on the Deben and Orwell SPAs).
4/. To minimise impact on the Area of Outstanding Natural Beauty	Not to directly impact on the Area of Outstanding Natural Beauty	10. Area of Outstanding Natural Beauty	Outside ⁶ (but to reduce any identified recreational pressure adjacent open space to be considered as part of infrastructure provision).
5/. To enable easy access to the Port	Easy travel distance/ route to the Port	11. Within 2000m of Port	Inside ³
6/. To enable integration with existing communities	Minimise adverse impacts on existing communities	12. To be able to provide for 'required' additional infrastructure /facilities	Yes
7/. To retain the separate physical identities of Trimley St Martin and Trimley St Mary ('the Trimleys') as well as Kirton	Maintain physical separation between the settlements	13. Separation zones which have regard to the minimum existing distances between the settlements	Outside
8/. To maintain and enhance the quality of townscapes	Protect buildings/land of architectural and historic importance	14. Conservation Area	Outside
9/. To avoid, reduce and manage flood risk	Protect properties from risk of flooding	15. Flood Zones 2 and 3	Outside
10/. To conserve and where appropriate enhance the historic environment	Protection of the character and setting of a site or building of historical, archaeological and/or cultural value	16. Listed Building, Ancient Monument or Areas of archaeological importance	Outside

⁶ Suffolk Coast and Heaths Management Plan Summary 2008-2013





- Key:**
- SPA Sites
 - Conservation Areas
 - Listed Buildings
 - Areas of Outstanding Natural Beauty
 - SSSIs
 - Scheduled Monuments
 - County Wildlife Sites
 - Local Nature Reserves
 - Grade 1 Agricultural Land
 - Historic Parks and Buildings
 - EA Flood Zone 3
 - EA Flood Zone 2

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Figure 4.1
Environmental Constraints

Based upon ENTER COPYRIGHT DETAILS IN SMALL LETTER



- Key:**
- Sites**
- Hospital
 - Port
 - Railway Station
 - Primary School
 - Secondary School
- Site Buffers**
- Port (2000m)
 - Hospital (1000m)
 - Railway Station (2000m)
 - Primary School (600m)
 - Secondary School (1500m)

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Figure 4.2
Social Infrastructure Constraints

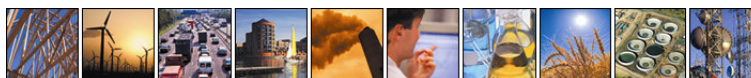
4.4 Constraints Mapping

GIS layers corresponding to the criteria referred to above were provided by SCDC and Suffolk County Council. Where there were information gaps, data was obtained from other sources. This data was mapped to produce **Figure 4.1** 'Environmental Constraints' and **Figure 4.2** 'Social Infrastructure Constraints' of the study area and surrounding area, and as such, provide a visual representation of the locations which are constrained by each of the criteria.

4.5 Identification of Sites

The open land within the study area was divided into approximately three hectare 'sites' to enable a process of comparative assessment based on how they met the criteria (their sustainability).

Figure 4.3 Potential Site Locations



It should be noted at this point that these 117 'sites' do not relate to specific parcels of land but instead are purely a spatial sub-division of the land within the study area. Three hectares was chosen as a site area being both manageable and capable of bringing forward 90 -100 units at a density within the range of 30 to 33 dwellings per hectare (dph). In order to deliver the 1, 660 dwellings, 20 sites were initially considered to be required to ensure that there would be sufficient land, although it was recognised that this would potentially lead to an oversupply and is to be refined at a later stage. It was recognised that there will be a number of substantially smaller sites outside these locations that will be capable of delivering less units in the range of 10 to 30 units but their identification is outside the scope of this Study.

By overlaying the constraints plans on the sites plan the criteria that apply to each of the sites were identified. A system of scoring was adopted whereby for each criterion met, a point was awarded, and for each criterion not met, a point was deducted. On this basis a score was arrived at for each of the sites.

Criterion 12 cannot be measured at this stage as the 'required' additional infrastructure/facilities for each site are not known at this stage, therefore based on a possible best score of 15 each of the 117 'sites' were ranked according to the number of the criteria it meets which, in turn, provides a measure of its sustainability (**Appendix B**). The top 20 sites in the ranking formed the draft option and are illustrated on the 'Potential Sites Location Plan' (**Figure 4.3**) which was made available to stakeholders.

4.6 The Consultation Process

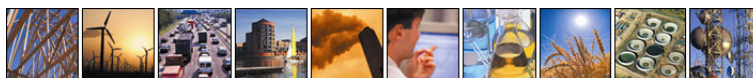
Consultation with stakeholders and the public was a fundamental part of the Study. At an early stage a dedicated website was set up to provide a focus for providing information and enabling online e-mail responses (<http://www.suffolkcoastalstudy.info/>).

Stakeholder Consultation

An event was held in Trimley St Martin on 2 February 2009 for invited stakeholders. The purpose of this event was to both outline the scope of the Study and to invite input particularly in identifying issues which would be critical to the identification and delivery of sites. Stakeholders representing 10 organisations attended this event with the five others who were unable to attend being forwarded the papers and asked to respond (the list of Stakeholders is included at **Appendix C**). In response to requests made at this event the period for comment was extended until 5 March 2009 and comments made by the stakeholders in respect of specific sites were noted.

Stakeholder Questionnaire

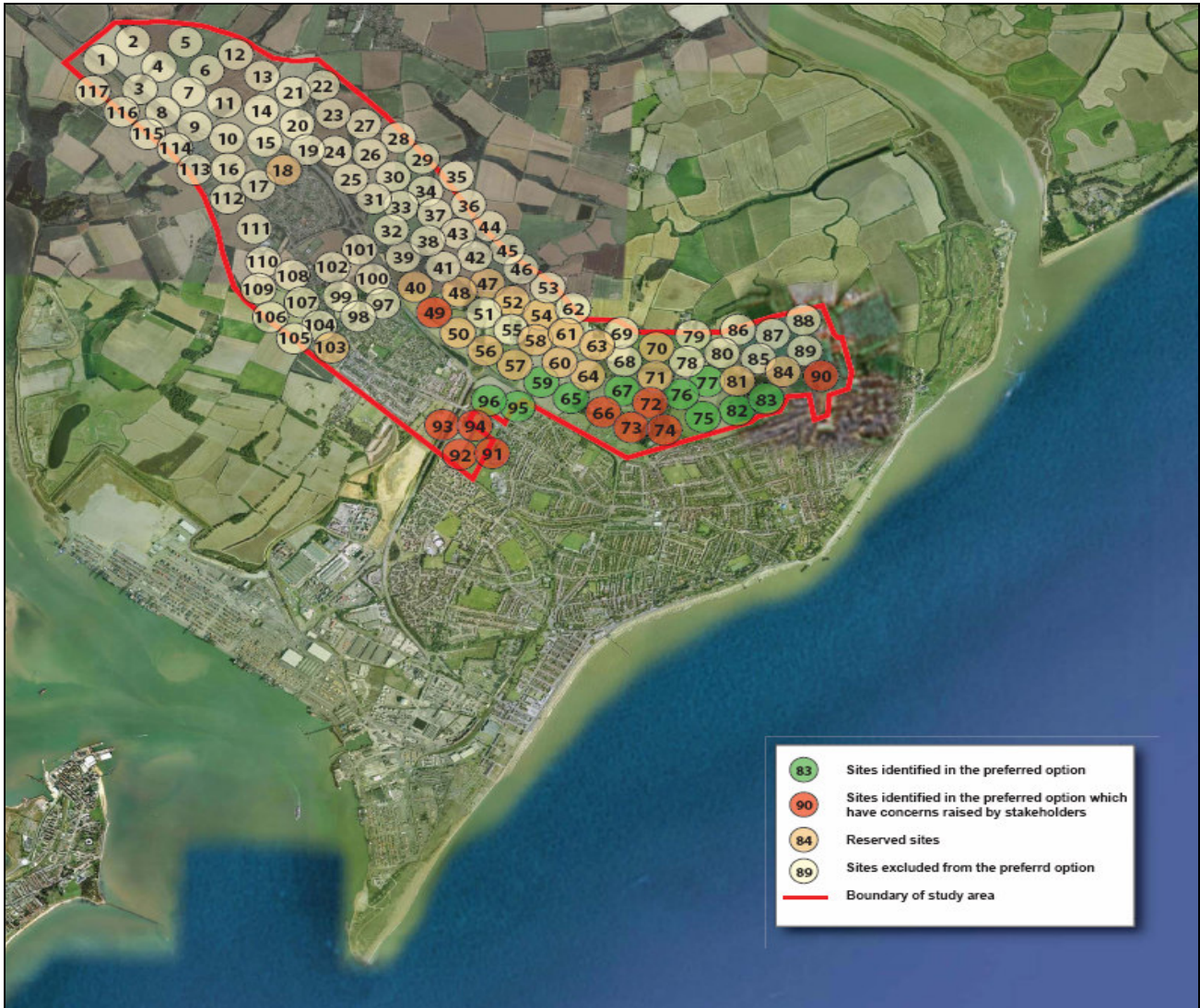
The stakeholders were provided with a questionnaire and requested to identify any of the sites which were subject to matters which precluded their development and provide any comments they wished to be considered. Responses from the stakeholders are summarised at **Appendix D** and the findings considered in section 4.7.



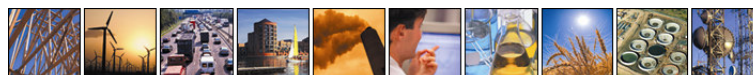
Public Consultation

Following the verbal comments made by the stakeholders the Draft Site Plan was amended to identify those sites where potentially constraining issues had been raised (red) and a further 20 reserve sites (orange) added (see **Figure 4.4** below).

Figure 4.4 Draft Sites Plan



These reserve sites are the next 20 sites (i.e. 21 – 40) in the ranking against the criteria and would be included if the first choice sites need to be deleted on a basis of next best choice.



A public consultation exercise followed on from the stakeholder event comprising:

- The publishing of information on the dedicated website, including the amended Draft Sites Plan (**Figure 4.4**) and a pro forma response form to enable comments to be sent either by e-mail or post;
- Press releases on the study and public exhibitions to Felixstowe TV, Evening Star and local radio;
- First Public exhibition held on 8 February 2009 at Trimley St Martin; and
- Second Public exhibition held on 11 February 2009 at Walton.

The exhibitions presented the amended draft Sites Plan and provided an explanation both of the Study and the adopted methodology in arriving at the site selection. Pro forma response forms were available to enable comments to be made and consultants from Entec were present to explain the Study and answer questions from the public. Approximately 70 individuals attended the first event and 40 the second.

Public Questionnaire

It was considered important that the public were involved in the site selection process and therefore they were invited to provide their comments and influence the process. A questionnaire was available at the public meetings and on-line from the web site; this invited the public to make specific comments on the selection of sites, the choice of criteria and offer any other comments.

4.7 Our Assessment of the Consultation Responses

The public consultation exercise closed on 5th March 2009 and the representations that were received are summarised at **Appendix D**. We set out below how we initially considered the relevance and potential impact of consultee responses to the sites. Further commentary is then provided on the responses with regards to:

- The Criteria;
- National Planning Policies; and
- The sites.

4.7.1 Representations Received and Validation Check

31 representations were received from individuals. In addition, representations were received from Suffolk County Council, Felixstowe Town Council, Trimley St Martin Parish Council, Trimley St Mary Parish Council, Kirton and Fakenham Parish Council, Save Trimley against Growth, Felixstowe and District Council for Sports and Recreation, Save Felixstowe Countryside and The Felixstowe Society groups; and the property company, Mersea Homes Ltd.



Whilst the primary purpose of the consultation was to identify the public’s preferred locations for development and identify issues which may preclude certain sites, it is clear that the majority of respondents 20 (50%) took the opportunity to express their opposition to any development, or development of this scale, in the Felixstowe and Trimley area. In particular, 10 (50%) respondents who offered specific comment were opposed to development on Greenfield land to the north of the A14/Candle Road. However, it is interesting to note that 8 (31%) recognised, with reservations, that this is the most appropriate location and support their inclusion.

Following completion of the consultation exercise detailed consideration was given to the responses received from the public, stakeholders and interest groups. Consideration was given to all responses and their relevance and impact in planning terms. In addition, with regards to the sites, a simple check was undertaken on the validity and accuracy of comments and the exact boundaries of the areas to which they refer. Consideration is also given below more specifically to those responses from statutory consultees and utilities.

4.7.2 Consideration of Consultee Responses: The Criteria

Of the 30 respondents who provided meaningful comment to the choice of criteria used in the selection of the sites, 23 (77%) did not agree with them and 7 (23%) did. The reasons given for not agreeing are summarised as follows:

Table 4.2 Summary of Comments on the Criteria

Comment	Number of respondents
Lack of proposed infrastructure	1
Criteria too limiting	1
Should include agricultural land grade 2	4
2km too far to walk to station	1
Proximity to port unnecessary	1
Not weighted (non specific)	3
No account of radon	2
Failure to maintain wildlife corridor	1
Too much emphasis on facilities	1
Should include protection of countryside	2
No allowance for current infrastructure	2
Does not have regard for poor transport infrastructure	1
Does not have regard for delivery of infrastructure	1
Agricultural land grade is dubious and under review	1



A number of these comments are directly contradictory and what they show is that there is no general consensus on the selection of criteria. This is to be expected as individuals will have their own priorities. The two issues of particular interest relate to agricultural land classification and weighting of criteria and each is considered in more detail.

Agricultural Land Classification

- All sites within the study area are grade 1 or 2. The initial assessment made a differentiation between the grades i.e. it recognised grade 1 was more important. Grades 1 and 2 are very similar and the classification is under review. Furthermore it is noted that SCDC do not make this differentiation in their site sustainability guidance, therefore, in the individual site assessments no differentiation is made and grade 1 and 2 are considered as equal.

Weighting

- Weighting of criteria will always be subjective and therefore open to criticism unless there is a sound and credible basis for doing so. We are not aware of such a basis and this could only be developed as part of a substantial and separate appraisal outside the scope of this study. We have, therefore, chosen in the initial assessment to avoid this criticism by assessing criteria equally although recognising this might not be the case. However, SCDC has to an extent adopted such an approach in its site sustainability assessment pro-forma and therefore by appraising the sites against this criteria such an approach, albeit limited, is adopted in refinement of the options.

To a great extent the comments reiterate those made below in respect of the sites. Perhaps of greatest relevance are those relating to transport /traffic and a view that the area is unsuitable for development of this scale. The issue of transport infrastructure will be considered in Part 2 of this study and the principle of the development is outside the scope of this study.

4.7.3 Consideration of Consultee Responses: The Sites

The bulk of site specific objections relate to land north of the A14 and Candlet Road and under broad headings are summarised in **Table 4.3**, below.

Table 4.3 Summary of Site Specific Comments

Comment / Issue	Number of respondents	Sites Comments Relate to
Location in AONB/impact on AONB and landscape	8	1-90 (or some thereof)
Effect on sports pitches	3	91,92,93,94,75,76
Impact on countryside	1	59-90
Impact on woodland	4	73,74,76



Table 4.3 (continued) Summary of Site Specific Comments

Comment / Issue	Number of respondents	Sites Comments Relate to
School site	1	91,92,94
Allotments (Ferry Rd and Cowpasture)	2	66,90
Loss of agricultural land	5	1-90 and 97-117
Loss of recreation	1	70-79
Effect of Radon	2	Most Sites
Effect on rifle range, golf range & stables	1	93,96,73,90,75 & 96
Effect on wildlife	3	1-90 (or some thereof)
Impact on infrastructure	1	-
Steep slope	1	93
Merging of Trimley St Mary and Walton	1	91,92,93
Existence of barriers to access	1	North of A14 and Candlet Rd

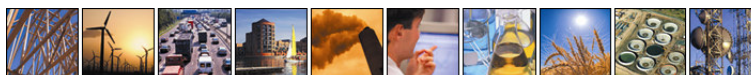
Consideration is given below to the materiality of each of the topics of comments together with amendments that are considered appropriate and the reasoning behind them.

Location in AONB/impact on AONB and landscape

- None of the sites are within the AONB and whilst it is acknowledged that a number of sites to the south of The Trimleys and north of the A14 and Candlet Road adjoin the AONB, this comment was discounted;
- The Suffolk Coast and Heaths Area of Outstanding Natural Beauty extends to the north and south of the study area. All sites between Trimley St Mary and Trimley St Martin are situated with 1km of the AONB although it is accepted that the railway forms a physical, if not visual barrier. The AONB extends to approximately 2km north of Candlet Road and the A14 although to the east it bounds Ferry Road and is somewhat closer in this part of the study area. The Suffolk Coast and Heaths Management Plan Summary 2008-2013 states:

The Haven Gateway encompasses the southern part of the AONB and is recognised by the Government as a 'Growth Point'. This will bring very significant investment in housing and employment that will primarily be met in the urban areas bordering or just outside the AONB. While this will not have a direct impact on the character of the AONB, an increased population bordering the AONB will have a significant knock-on effect in terms of additional pressure for access and recreation.

It was therefore considered only sites directly adjoining the AONB could be considered to have a significant effect on these areas although it is recognised that within the study area, perhaps as a buffer between development and the



AONB, open space should be provided to achieve the aim of reducing pressure for access and recreation. Sites were not deleted from the study due to their proximity but within the sustainability assessment, they were marked as having a negative impact.

Effect on Sports Pitches

- Whilst PPG17 resists the loss of sports pitches, in planning terms development may be permissible if there is appropriate replacement. However, three of the sites fall within the proposed extended Orwell School site and will be required for that purpose. The remaining two sites (75 and 76) to the north of Links Avenue are considered to have significant recreational value, particularly when considering their relationship with the adjoining Abbey Grove/Grove, and are situated in a highly accessible location. These sites were therefore deleted from the option.

Impact on Countryside

- With the exception of land used for recreation, education or other none rural uses, all the sites are within countryside. The comment is general and was therefore discounted.

Impact on Woodland

- Three sites (73, 74 and part of 76) fall within The Grove and Abbey Grove, areas of woodland owned and maintained by the Woodland Trust. Whilst recognising that as such this land has significant amenity value, it is noted the land would not be available for development and therefore the sites were deleted from the option.

School Site

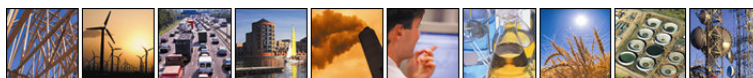
- It is noted that the sites (91, 92, 94) are required for the Orwell School and therefore they were deleted from the option.

Allotments

- Whilst recognising that in planning terms it might be practical to develop these sites subject to appropriate replacement, it is acknowledged that the allotments at Cowpasture (part 66) and 90 (Ferry Road) will not be made available for development. In the circumstances they were deleted from the option. In contrast the allotment in Trimley St Mary, which appears to be in different ownership, is noted to be in partial disuse and as such was retained within the option.

Loss of Agricultural Land

- All sites are within Grade 1 or 2 in DEFRA's Agricultural Land Classification. Whilst the constraints mapping is based only on grade 1, it is recognised that Grades 1 and 2 are very similar and that the classification is under review. Sites were not deleted from the study but within the sustainability assessment they are marked as having a negative impact whether they are in grade 1 or grade 2.



Loss of Recreation

- This comment is general and therefore was discounted. More detailed consideration was given to recreation under the preceding headings.

Effect of Radon

- All sites within the study area are situated in an area identified as being subject to low levels of radon. However radon protection measures will be required with any new dwellings under Building Regulations thus minimising any risk. The existence of radon was therefore discounted.

Effect on Rifle Range, Golf Range and Stables

- The potential loss of these buildings was discounted as it was considered they can be adequately replaced, if appropriate, within the study area.

Effect on Wildlife

- This comment is general and applies to most, if not all, the sites and was therefore discounted. Sites that directly impact on the County Wildlife Site at Egypt Wood are marked as having a negative impact in the sustainability assessments of sites. It is noted that all sites are within 5km of an SPA and therefore screening for Appropriate Assessment would be required.

Impact on Infrastructure

- This comment is general and was therefore discounted.

Steep Slope

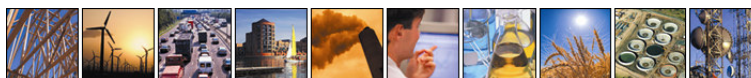
- Whilst it is noted that the land slopes steeply on site 93 it was not deleted but instead this was marked as a negative impact in the site sustainability appraisal.

Merging of Trimley St Mary and Walton

- It is noted that development of these sites would impact on the separation between Trimley St Mary and Walton. However, two of the sites (91, 92) were discounted for other reasons and it was considered that with regards to the third (site 93) this was not the case due to the A14 acting as a physical barrier.

Existence of Barriers to Access

- This particular issue was raised by Suffolk County Council. Whilst recognising that barriers do exist whether they are the railway, the A14 or existing housing sites, the sites were not discounted but instead they were marked as having a negative impact in the site sustainability appraisal.



4.7.4 Consideration of Responses from Statutory Consultees/Utilities

The generality of responses from statutory consultees were considered in the preceding sections under the appropriate headings. However, due to their status in the planning process it was considered relevant to separately consider their responses for this will have a bearing on any future outcome.

Suffolk County Council advised verbally that sites 91, 92 and 94 are required for the development of Orwell School and these sites are therefore deleted. In addition, Suffolk County Council have expressed concerns regarding development north of the A14 and Candlet Road considering that sites to the east will be difficult to integrate with the town due to existing barriers and that this is also an increasing issue west of Gulpher Road. Furthermore they do not favour a dispersed approach to the development and consider it should be of a certain minimum size to deliver the infrastructure required. Suffolk County Council had a concern over the visual impact on the AONB to the north but interestingly no such concern regarding the AONB to the south which is that much closer to potential development and therefore subject to greater impact. The issue of impact on the AONB is considered in the preceding section.

The issues relating to existing barriers and impact on the AONB are addressed through the site sustainability assessments where they are marked according to the significance of that particular impact.

4.8 Refinement of the Development Option

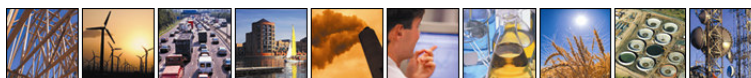
The stakeholder and public comments on site selection have been considered in refining the List of Sites which makes up the development option.

4.8.1 Site Amendments

In part, consideration was already given to the **availability** of the sites in assessing the consultation responses above. Two factors were taken into account in assessing the availability. Firstly whether the land is not available, or would not be made available; and secondly whether the land falls within areas previously promoted for development in which case we have assumed that it is still available. It can be seen that, wholly or partly, certain sites (91, 92, 94, 73, 74, part 76, part 66 and 90) have been deleted from the option.

Site 49 was reinstated to the list of sites for it was considered that the suggested basis for its non-inclusion (verbal concern given regarding barriers to access) would arbitrarily apply to a number of sites north of the A14 and would be best addressed through the site sustainability appraisal where issues such as poor accessibility are marked as a negative impact.

The principle of identifying 40 sites (i.e. 20 preferred and 20 reserve) was adopted at the stakeholder event, and to both maintain this principle and provide for maximum flexibility in the process it was continued. There was a need to amend the initial site selection indicated on **Figure 4.4** to implement the appropriate changes arising from the public and stakeholder comments and this involved deletion of certain sites. It was necessary to replace these sites



and this was done on the basis of the next highest ranking against the criteria (**Appendix B**). However, due to equal ranking this has increased the number of sites to 44.

Further detailed consideration is given to these sites on the basis of their sustainability.

4.8.2 Sustainability Appraisal

A simple sustainability appraisal of each of the 44 sites was undertaken using SCDC's Sustainability Site Appraisal Sheet taken from its document *Proposed Sustainability Appraisal criteria for site assessment in the Site Specific Allocations document - 2006*. Each of the sites was assessed against SCDC's 17 criteria and a system of scoring was adopted whereby for each criterion met, a point was awarded, and for each criterion not met, a point was deducted. On this basis a score was arrived at for each of the sites.

In so doing this provided a ranking against the Local Authority's proposed sustainability criteria for the district and thereby gave a measure against those issues which were considered to be of local significance. In allocating the scoring, which is to an extent subjective, consideration was given to SCDC's guidance and evidence sourced from commissioned studies, including Felixstowe Northern Fringe Landscape and Visual Appraisal 2008, Ecological Assessment Felixstowe and Trimley Villages Strategic Area 2008 and supported by information gained in the constraints mapping.

The following matrix refers to the 44 identified sites on **Figure 4.4** and provides a summary of how each site was considered to meet SCDC's criteria.

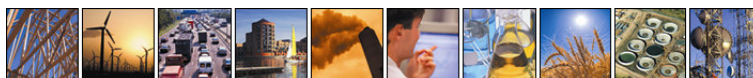


Table 4.4 Site Sustainability Appraisal Assessment

Site	Objective Assessment Criteria																	Score	
	1	2	3	4	5	6	7	8	9	10a	10b	11	12	13	14	15	16		17
93	-	+	+	+	-	+	-	-	?	+	-	0	+	+	+	+	+	?	4
65	-	+	+	+	0	+	+	+	?	0	-	0	+	+	+	+	+	?	9
66	-	+	+	+	0	+	+	+	?	0	-	0	+	+	+	+	+	?	9
82	-	+	0	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	6
95	-	-	+	+	0	+	+	+	?	+	-	0	+	+	+	+	+	?	8
49	-	+	0	-	0	+	-	-	?	0	-	0	+	+	+	+	+	?	2
59	-	+	+	+	0	+	0	+	?	0	-	0	+	+	+	+	+	?	8
67	-	+	+	0	0	+	+	+	?	0	-	0	+	+	+	+	+	?	8
72	-	+	+	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	7
77	-	+	-	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	5
83	-	+	0	0	0	+	+	+	?	0	-	0	+	+	+	+	+	?	7
96	-	-	+	+	0	+	-	-	?	+	-	0	+	+	+	+	+	?	4
50	-	+	0	-	0	+	-	-	?	0	-	0	+	+	+	+	+	?	2
56	-	+	+	+	0	+	-	-	?	0	-	0	+	+	+	+	+	?	5
57	-	+	+	+	0	+	-	0	?	0	-	0	+	+	+	+	+	?	6
60	-	+	+	+	0	+	?	+	?	0	-	0	+	+	+	+	+	?	8
64	-	+	+	+	0	+	+	+	?	0	-	0	+	+	+	+	+	?	9
70	-	+	-	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	4
71	-	+	0	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	6
81	-	+	0	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	6
84	-	+	0	0	0	+	+	+	?	0	-	0	+	-	+	+	+	?	5
103	-	+	+	+	0	+	+	-	?	0	-	0	-	+	+	+	+	?	5
18	-	+	0	+	0	+	-	-	?	+	-	0	+	+	+	+	+	?	5
40	-	+	0	-	0	+	-	-	?	0	-	0	+	+	+	+	+	?	2
47	-	+	-	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	5
48	-	+	-	-	0	+	+	+	?	0	-	-	+	+	+	+	+	?	4
52	-	+	0	-	0	-	+	+	?	0	-	0	+	+	+	+	+	?	4
54	-	+	0	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	5
58	-	+	0	-	0	+	+	+	?	+	-	0	+	+	+	+	+	?	7

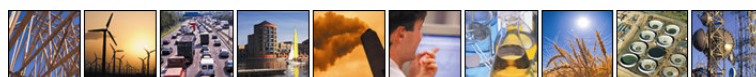
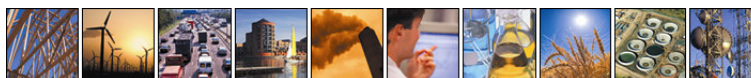


Table 4.4 (continued) Site Sustainability Appraisal Assessment

Site	Objective Assessment Criteria																	Score	
	1	2	3	4	5	6	7	8	9	10a	10b	11	12	13	14	15	16		17
61	-	+	0	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	5
62	-	+	-	-	0	-	+	+	?	-	-	0	+	+	+	+	+	?	2
63	-	+	0	-	0	-	+	+	?	-	-	0	+	+	+	+	+	?	3
68	-	+	0	-	0	+	+	+	?	0	-	0	+	+	+	+	+	?	6
69	-	+	-	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	3
78	-	+	-	-	0	-	+	+	?	-	-	0	+	+	+	+	+	?	2
85	-	+	-	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	4
86	-	+	-	-	0	-	+	+	?	-	-	0	+	+	+	+	+	?	2
87	-	+	-	-	0	+	+	+	?	-	-	0	+	+	+	+	+	?	4
88	-	+	-	-	0	+	+	+	?	-	-	-	+	+	+	+	+	?	3
89	-	+	0	0	0	+	+	+	?	-	-	-	+	+	+	+	+	?	5
97	-	+	+	0	0	+	-	-	?	+	-	0	+	-	+	+	+	?	3
98	-	+	+	+	0	+	-	+	?	+	-	0	+	+	+	+	+	?	8
105	-	+	+	0	0	+	+	-	?	-	-	0	+	+	+	+	+	?	5
110	-	+	-	+	0	+	+	0	?	+	-	0	+	-	+	+	+	?	5



5. The Development Option

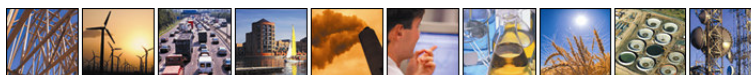
The sites were not precisely surveyed but each site exceeds 3ha in area. Accepting that not all of a site may be developable and there is a need to exclude certain land, it is considered that a maximum of 19 sites are capable of achieving the target of 1,660 dwellings at a minimum density of 30dph.

The sustainability appraisal process identified 16 sites that exceed a score of 6; however there are then 11 sites equal on a score of 5 and it is a matter of making a subjective judgement on the significance of the impacts and their appropriateness for inclusion. The basis for this decision is outlined below.

Table 5.1 Selection of Equally Ranked Sites




Site	Significant issues	Decision
89	Potential impact on AONB and SPA considered to be potentially significant	exclude
105	Proximity to railway gives rise to noise issue; it is considered that this can be addressed through appropriate measures including landscaping	include
110	Potential impact on listed building might be significant	exclude
61	Proximity to AONB considered to be potentially significant	exclude
54	Proximity to AONB considered to be potentially significant	exclude
47	Relationship to existing services and facilities; and accessibility issues do not effectively allow this site to come forward in isolation	exclude
18	Proximity to A14 gives rise to pollution issues; it is considered that these can be addressed through appropriate measures including landscaping	include
103	Loss of playing field	exclude
84	Potential impact on listed building might be significant	exclude
56	Proximity to A14 gives rise to pollution issues; it is considered that these can be addressed through appropriate measures including landscaping	include
77	Relationship to existing services and facilities; and accessibility issues do not effectively allow this site to come forward in isolation	exclude

The top ranked 19 sites are listed below. Together they comprise the identified option for the delivery of 1,660 dwellings and are indicated on the Option Plan (**Figure 5.1**).





Key

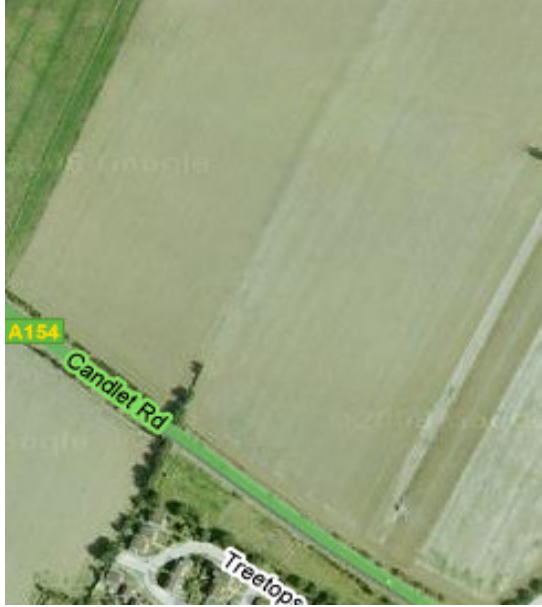
-  Boundary of study area
-  Sites identified in the option
-  Other sites

Felixstowe Housing & Infrastructure Study
Suffolk District Council

Figure 5.1
Options Plan


5.1 The Individual Sites

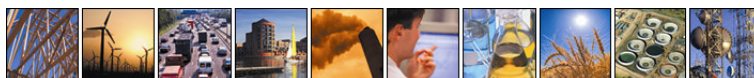
5.1.1 Site 59

Site No: 59										
Location: North of Candlet Road										
Site Area: in excess of 3ha										
Sustainability: <table style="margin-left: 20px;"> <tr> <td>Positive (+)</td> <td>10</td> </tr> <tr> <td>Negative (-)</td> <td>2</td> </tr> <tr> <td>No impact (0)</td> <td>4</td> </tr> <tr> <td>Uncertain (?)</td> <td>2</td> </tr> <tr> <td>Score 8</td> <td></td> </tr> </table>		Positive (+)	10	Negative (-)	2	No impact (0)	4	Uncertain (?)	2	Score 8
Positive (+)	10									
Negative (-)	2									
No impact (0)	4									
Uncertain (?)	2									
Score 8										
Positive Impacts:	<ul style="list-style-type: none"> Would not give rise to coalescence of settlements; Within 1500m of secondary school , 600m of primary school and 800m of local centre; Good access and transport links; Not within flood zone; No significant impact on landscape; No identified impact on wildlife; No identified impact on heritage features; No impact on built form or heritage. 									
Negative Impacts:	<ul style="list-style-type: none"> Within agricultural land Grade 1/2 									
Comments:	<ul style="list-style-type: none"> Within 5km of SPA and will require Appropriate Assessment 									




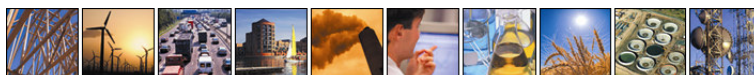
5.1.2 Site 65

Site No: 65	
Location: North of Candlet Road	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 11 Negative (-) 2 No impact (0) 3 Uncertain (?) 2 Score 9	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school and 800m of local centre; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 1/2
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.




5.1.3 Site 66

Site No: 66	
Location: North of Candlet Road	
Site Area: less than 3ha	
Sustainability: Positive (+) 11 Negative (-) 2 No impact (0) 3 Uncertain (?) 2 Score 9	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school and 800m of local centre; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment; • Part allotment which should be retained.




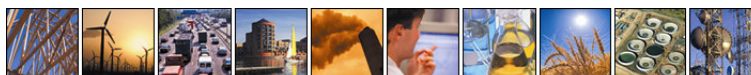
5.1.4 Site 82

Site No: 82									
Location: North of Links Avenue									
Site Area: in excess of 3ha									
Sustainability: <table style="margin-left: 40px;"> <tr><td>Positive (+)</td><td>9</td></tr> <tr><td>Negative (-)</td><td>3</td></tr> <tr><td>No impact (0)</td><td>4</td></tr> <tr><td>Uncertain (?)</td><td>2</td></tr> </table> <p style="text-align: center;">Score 6</p>	Positive (+)	9	Negative (-)	3	No impact (0)	4	Uncertain (?)	2	
Positive (+)	9								
Negative (-)	3								
No impact (0)	4								
Uncertain (?)	2								
Positive Impacts:	<ul style="list-style-type: none"> Would not give rise to coalescence of settlements; Within 600m of primary school; Not within flood zone; No significant impact on landscape; No identified impact on wildlife; No identified impact on heritage features; No impact on built form or heritage. 								
Negative Impacts:	<ul style="list-style-type: none"> Within agricultural land Grade 2; Poor existing access and transport links. 								
Comments:	<ul style="list-style-type: none"> Within 5km of SPA and will require Appropriate Assessment. 								




5.1.5 Site 95

Site No: 95	
Location: High Street, Walton	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 11 Negative (-) 3 No impact (0) 2 Uncertain (?) 2 Score 8	
Positive Impacts:	<ul style="list-style-type: none"> • Within of 600m primary and 1500m of secondary schools and 800m of local centre; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Would tend to give rise to coalescence of settlements.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.




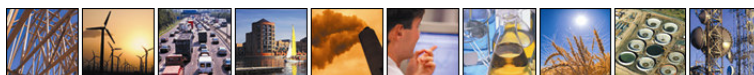
5.1.6 Site 67

Site No: 67	
Location: North of Candlet Road	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 10 Negative (-) 2 No impact (0) 4 Uncertain (?) 2 Score 8	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school and 800m of local centre; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment; • Part allotment which should be retained.




5.1.7 Site 72

Site No: 72	
Location: North of Candlet Road	
Site Area: approximately 3ha	
Sustainability: Positive (+) 10 Negative (-) 3 No impact (0) 3 Uncertain (?) 2 Score 7	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school and 800m of local centre; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Limited access and transport links.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment; • Adjoining woodland.




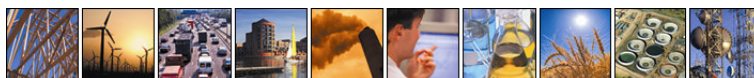
5.1.8 Site 83

Site No: 83								
Location: North of Upperfield Drive								
Site Area: in excess of 3ha								
Sustainability: <table style="margin-left: 40px;"> <tr><td>Positive (+)</td><td>9</td></tr> <tr><td>Negative (-)</td><td>2</td></tr> <tr><td>No impact (0)</td><td>5</td></tr> <tr><td>Uncertain (?)</td><td>2</td></tr> </table> <p style="margin-left: 40px;">Score 7</p>		Positive (+)	9	Negative (-)	2	No impact (0)	5	Uncertain (?)
Positive (+)	9							
Negative (-)	2							
No impact (0)	5							
Uncertain (?)	2							
Positive Impacts:	<ul style="list-style-type: none"> Would not give rise to coalescence of settlements; Within 600m of primary school; Not within flood zone; No significant impact on landscape; No identified impact on wildlife; No identified impact on heritage features; No impact on built form or heritage. 							
Negative Impacts:	<ul style="list-style-type: none"> Within agricultural land Grade 2. 							
Comments:	<ul style="list-style-type: none"> Within 5km of SPA and will require Appropriate Assessment. 							




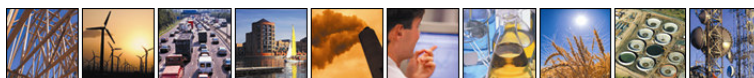
5.1.9 Site 60

Site No: 60								
Location: North of Candlet Road								
Site Area: in excess of 3ha								
Sustainability: <table style="margin-left: 40px;"> <tr><td>Positive (+)</td><td>10</td></tr> <tr><td>Negative (-)</td><td>2</td></tr> <tr><td>No impact (0)</td><td>4</td></tr> <tr><td>Uncertain (?)</td><td>2</td></tr> </table> <p style="text-align: center;">Score 8</p>		Positive (+)	10	Negative (-)	2	No impact (0)	4	Uncertain (?)
Positive (+)	10							
Negative (-)	2							
No impact (0)	4							
Uncertain (?)	2							
Positive Impacts:	<ul style="list-style-type: none"> Would not give rise to coalescence of settlements; Within 1500m of secondary school , 600m of primary school and 800m of local centre; Reasonable access and transport links; Not within flood zone; No significant impact on landscape; No identified impact on wildlife; No identified impact on heritage features; No impact on built form or heritage. 							
Negative Impacts:	<ul style="list-style-type: none"> Within agricultural land Grade 1. 							
Comments:	<ul style="list-style-type: none"> Within 5km of SPA and will require Appropriate Assessment. 							




5.1.10 Site 64

Site No: 64	
Location: North of Candlet Road	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 11 Negative (-) 2 No impact (0) 3 Uncertain (?) 2 Score 9	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school and 800m of local centre; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 1
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment




5.1.11 Site 71

Site No: 71	
Location: North of Candlet Road	
Site Area: approximately 3ha	
Sustainability: Positive (+) 9 Negative (-) 3 No impact (0) 4 Uncertain (?) 2 Score 6	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school; • Most of site not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Part within flood zone.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment; • Adjoining trees/hedgerows.




5.1.12 Site 81

Site No: 81	
Location: North of Links Avenue	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 9 Negative (-) 3 No impact (0) 4 Uncertain (?) 2 Score 6	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 600m of primary school; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Poor existing access and transport links.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.




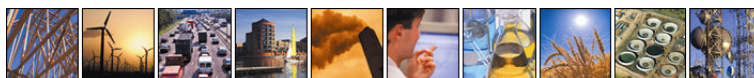
5.1.13 Site 58

Site No: 58	
Location: North of Candlet Road	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 10 Negative (-) 3 No impact (0) 3 Uncertain (?) 2 Score 7	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade /2; • Limited access and transport links.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.




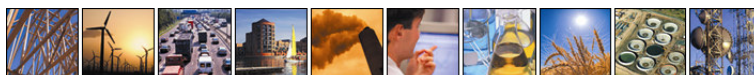
5.1.14 Site 57

<p>Site No: 57</p>								
<p>Location: North of Candlet Road</p>								
<p>Site Area: in excess of 3ha</p>								
<p>Sustainability:</p> <table data-bbox="287 739 526 896"> <tr> <td>Positive (+)</td> <td>9</td> </tr> <tr> <td>Negative (-)</td> <td>3</td> </tr> <tr> <td>No impact (0)</td> <td>4</td> </tr> <tr> <td>Uncertain (?)</td> <td>2</td> </tr> </table> <p>Score 6</p>		Positive (+)	9	Negative (-)	3	No impact (0)	4	Uncertain (?)
Positive (+)	9							
Negative (-)	3							
No impact (0)	4							
Uncertain (?)	2							
<p>Positive Impacts:</p>	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 800m of primary and 1500m of secondary schools; • Reasonable access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage. 							
<p>Negative Impacts:</p>	<ul style="list-style-type: none"> • Within agricultural land Grade 1; • Likely impact of air pollution from A14. 							
<p>Comments:</p>	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment. 							




5.1.15 **Site 68**

Site No: 68	
Location: North of Candlet Road	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 9 Negative (-) 3 No impact (0) 4 Uncertain (?) 2 Score 6	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 1500m of secondary school; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 1; • Limited access and transport links.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.




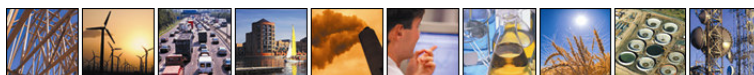
5.1.16 Site 98

<p>Site No: 98</p>								
<p>Location: North of High Street, Trimley St Mary</p>								
<p>Site Area: in excess of 3ha</p>								
<p>Sustainability:</p> <table data-bbox="287 739 526 896"> <tr> <td>Positive (+)</td> <td>11</td> </tr> <tr> <td>Negative (-)</td> <td>3</td> </tr> <tr> <td>No impact (0)</td> <td>2</td> </tr> <tr> <td>Uncertain (?)</td> <td>2</td> </tr> </table> <p>Score 8</p>		Positive (+)	11	Negative (-)	3	No impact (0)	2	Uncertain (?)
Positive (+)	11							
Negative (-)	3							
No impact (0)	2							
Uncertain (?)	2							
<p>Positive Impacts:</p>	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 600m of primary school and 1500m of secondary school; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage. 							
<p>Negative Impacts:</p>	<ul style="list-style-type: none"> • Within agricultural land Grade 2. 							
<p>Comments:</p>	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment. 							




5.1.17 Site 105

Site No: 105	
Location: South of High Road, Trimley St Mary	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 9 Negative (-) 4 No impact (0) 3 Uncertain (?) 2 Score 5	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 600m of primary school and 1500m of secondary school; • Good access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Proximity to railway may give rise to noise pollution.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment




5.1.18 **Site 18**

Site No: 18	
Location: South of High Road, Trimley St Martin	
Site Area: in excess of 3ha	
Sustainability: Positive (+) 9 Negative (-) 4 No impact (0) 3 Uncertain (?) 2 Score 5	
Positive Impacts:	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 600m of primary school; • Reasonable access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage.
Negative Impacts:	<ul style="list-style-type: none"> • Within agricultural land Grade 2; • Proximity to A14 may give rise to noise, light and air pollution.
Comments:	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment.



5.1.19 Site 56

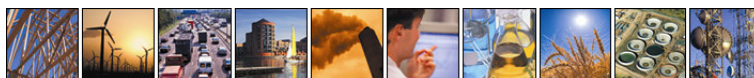
<p>Site No: 56</p>								
<p>Location: North of Candlet Road</p>								
<p>Site Area: more than 3ha</p>								
<p>Sustainability:</p> <table data-bbox="287 739 526 896"> <tr> <td>Positive (+)</td> <td>9</td> </tr> <tr> <td>Negative (-)</td> <td>4</td> </tr> <tr> <td>No impact (0)</td> <td>3</td> </tr> <tr> <td>Uncertain (?)</td> <td>2</td> </tr> </table> <p>Score 5</p>		Positive (+)	9	Negative (-)	4	No impact (0)	3	Uncertain (?)
Positive (+)	9							
Negative (-)	4							
No impact (0)	3							
Uncertain (?)	2							
<p>Positive Impacts:</p>	<ul style="list-style-type: none"> • Would not give rise to coalescence of settlements; • Within 800m of primary and 1500m of secondary schools; • Reasonable access and transport links; • Not within flood zone; • No significant impact on landscape; • No identified impact on wildlife; • No identified impact on heritage features; • No impact on built form or heritage. 							
<p>Negative Impacts:</p>	<ul style="list-style-type: none"> • Within agricultural land Grade 1; • Likely impact of air, light and noise pollution from A14. 							
<p>Comments:</p>	<ul style="list-style-type: none"> • Within 5km of SPA and will require Appropriate Assessment. 							



5.2 Summary of Development Option

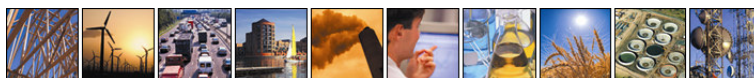
19 sites are identified as the option for delivering 1,660 new dwellings in Felixstowe and The Trimleys. These sites have initially been identified through a process of evaluation against the site selection criteria. Following stakeholder/community engagement the top 44 sites have then been considered for their availability and appraised against SCDC's sustainability criteria.

These 19 sites are considered to represent the most sustainable option for delivery of 1,660 new dwellings in Felixstowe and The Trimleys.



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6. Conclusion

This report identifies a scenario for the delivery of 1,660 dwellings in the study area based on SCDC's stated criteria and detailed sustainability appraisal of the sites.

The scenario has been produced through the evaluation of 117 potential sites with each site having an area of 3ha and the ability to accommodate approximately 90 to 100 dwellings.

These sites were initially evaluated against the 15 defined criteria, and ranked in order of how they meet those criteria with the top 20 being the preferred sites and the next 20 the reserve sites. Through a programme of consultation with technical organisations, town and parish councils and the public a series of potential constraints to the delivery of sites were identified and as a result the site selection was refined. This involved an increase in the number of potential sites from 40 to 44.

In order to maximise the selection and have regard for sustainability issues of local significance, a simple sustainability appraisal of all 44 sites was undertaken using SCDC's Sustainability Site Appraisal Sheet taken from its document *Proposed Sustainability Appraisal criteria for site assessment in the Site Specific Allocations document - 2006*. Each was assessed against the 17 criteria and a score allocated for its sustainability which in turn provided a relative measure of their sustainability.

The sustainability appraisal process identified 16 sites that exceed a score of 6; however there was then 11 sites equal on a score of 5 as a result a subjective judgement on the significance of the impacts and their appropriateness for inclusion of the 11 sites was undertaken to provide the scenario of 19 sites as shown in **Figure 5.1**.

As a result we have identified 19 sites in the study area based on SCDC's stated criteria and detailed sustainability appraisal of the sites which collectively provide an option for delivering 1,660 new dwellings in Felixstowe and The Trimleys. The selection of this option has had regard to stakeholder, public and interest group's comments and represents the most sustainable option for meeting SCDC's housing objective for Felixstowe and The Trimleys.

The sites will be tested for their deliverability and infrastructure requirements in Part Two of the Study if SCDC wishes to pursue this work.



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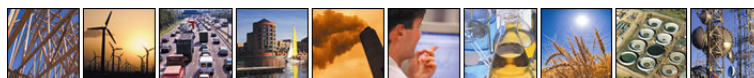


Appendix A Council's Brief and Study Area Plan

TENDER AND CONTRACT DOCUMENTS

for

HOUSING AND INFRASTRUCTURE STUDY FELIXSTOWE AND TRIMLEYS, SUFFOLK 2008-2025



COUNCIL'S BRIEF

1. SUMMARY

1.1 Suffolk Coastal District Council is seeking a report of housing and associated infrastructure at Felixstowe, Trimley St Mary and Trimley St Martin, Suffolk (the "Study"), to form an input into its Local Development Framework. This will be in two parts; the first will identify potential sites for new housing and include an element of consultation, and the second will assess the infrastructure required to support that housing.

1.2 The area of search for potential housing development (shown edged/hatched blue on the Plan attached at Appendix A), whilst including parts of Felixstowe, and Kirton, should be used for indicative purposes only and should not preclude consideration by the Consultant of areas adjacent to but outside this area if deemed appropriate for the purposes of the Study.

2. BACKGROUND

2.1 SCDC is in the course of preparing its Core Strategy, the first document to form part of the Local Development Framework. The draft of the Core Strategy is about to be the subject of public consultation (see Appendix C). This proposes the distribution of new houses across the Suffolk Coastal district in the period 2008 to 2025 in order to meet requirements to 2021 set out in the Regional Spatial Strategy, extended to 2025 in order to provide a 15 year land supply beyond adoption of the Core Strategy in 2010. The strategy proposed is one whereby the majority of housing will be located at major centres, in the case of the Suffolk Coastal district these are the area to the east of Ipswich, and Felixstowe.

2.2 The Services relate to Felixstowe, where it is expected that 2,200 new dwellings will be created in the period to 2025, 1,660 of them on land still to be identified. The basic principle agreed by SCDC is that **all** those dwellings should be planned for and in doing so it **supports organic and revolutionary growth in the Felixstowe and Trimleys' area over a mixture of sites whilst preserving as far as possible prime agricultural land for essential food production.**

This principle emerged from a meeting of the SCDC Local Development Framework Task Group on 4 August 2008. The relevant report to, and minutes of, the meeting are attached as Appendix D.

3. THE PURPOSE OF THE STUDY

3.1 **SCDC is seeking the identification and examination of alternative development scenarios that achieve a total of 1,660 new homes and satisfy, as far as possible, the principle set out in paragraph 2.2 above.**

3.2 **In addition, SCDC considers the following criteria to be relevant in the identification of sites:**



	(a)	Accessibility to existing services and facilities, particular within the town centre, by means other than the private car;
	(b)	Avoiding as far as possible, sites identified as being of high biodiversity value (a study has been carried out by the Suffolk Wildlife Trust and the results are attached as Appendix F);
	(c)	Minimising impact on the area of outstanding natural beauty (an assessment of the landscape impact of potential development, but only to the north of Felixstowe and the Trimleys, has been carried out and the results are attached as Appendix G);
	(d)	Easy access to the Port;
	(e)	Integration with existing communities; and
	(f)	Retaining the separate physical identities of Trimley St Martin and Trimley St Mary ('the Trimleys') as well as Kirton.

3.3 Also of prime importance is the ability to provide adequate infrastructure to support the development(s).

3.4 In the consideration of alternative scenarios SCDC would like local communities to have an input into the choice of sites to accommodate 1,660 new dwellings.

SCDC would also like an assessment of the infrastructure required in order to support the proposed scale of development in the town of Felixstowe, and advice on a means of delivering it, such as a community infrastructure levy.

A study of the potential traffic issues associated with any development of the scale proposed has been carried out and the results will be made available to the successful Consultant upon appointment.

4. THE BRIEF

4.1 The brief to a Consultant is that it must carry out a Study resulting in the production of a report that falls into two parts.

Part One

4.2 Prepare, in draft form, a scenario for the potential distribution of 1,660 new dwellings at and around Felixstowe and the Trimleys that accords, as far as possible, with the criteria in paragraphs 2.2 and 3.2 above. This will identify particular locations and/or sites as well as:

- (a) Access points from the highway system;
- (b) Potential links to existing communities on foot or cycle;
- (c) Locations for key supporting facilities such as shops, schools, play space, community buildings, green infrastructure; and



- (d) New or enhanced links to the countryside, particularly the area of outstanding natural beauty, from the proposed development and existing communities.

4.3 The Consultant will be expected to produce a scenario that is practical and achievable. In producing it the Consultant will conduct a consultation exercise involving:

- (a) 'Technical' organisations such as Suffolk County Council (as highway authority), Suffolk County Council (as education authority), the Highways Agency, the Environment Agency and Anglian Water;
- (b) Key community stakeholders. These will consist of:
- (i) Suffolk Coastal District Council;
 - (ii) Felixstowe Town Council;
 - (iii) Trimley St Martin Parish Council;
 - (iv) Trimley St Mary Parish Council;
 - (v) Kirton Parish Council;
 - (vi) The Action Groups 'Save Trimley Against Development' (STAG) and 'Save Our Countryside'; and
 - (vii) Suffolk Preservation Society

4.4 In addition, the Consultant will enable the general public to provide an input into the development of the chosen scenario. This will be in the form of two sessions of a minimum of three hours each at a venue within Felixstowe to be agreed with SCDC. At each session the public must be able to view the criteria that are being used to identify the potential locations/sites for housing development to create 1660 new dwellings, discuss options with the Consultant and comment upon them. The sessions must be advertised in advance through the local press and:

- One must take place during a week day evening in a three hour period between 4.00 pm and 9.00 pm; and
- One must take place on a Saturday or Sunday in a three hour period between 10.00 am and 5.00 pm.

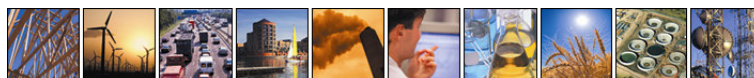
4.5 Addresses and points of contact, correct to the best of the Council's knowledge at the time of issuing the Invitation to Tender, are set out below.

Name	Acronym	Address	Principal contact
Anglian Water	AW	PO Box 495, Huntingdon, Cambs, PE29 6YY	Garry Parsons, Asset Development Manager, Anglian Water Services Ltd 01733 414607 gParsons@anglianwater.co.uk
EDF Energy Networks	EDF	Barton Road, Bury St. Edmunds, Suffolk, IP32 7BG	Ian Robertson, Infrastructure Planner 08701 964071
Environment Agency	EA	Eastern Area Office, ICENI House, Cobham Road, Ipswich, Suffolk, IP3 9JE	Martin Barrell, Planning Liaison - Technical Specialist 08708 506 506 martin.barrell@environment-agency.gov.uk



Name	Acronym	Address	Principal contact
Felixstowe Town Council	FTC	Town Hall, Felixstowe, IP11 2AG	Susan Robinson, Town Clerk 01394 285920 susan.robinson@felixstowe.gov.uk
Highways Agency	HA	Heron House, 49 - 53 Goldington Road, BEDFORD, Beds, MK40 3LL	Colin Banbury, Planning Manager
Kirton Parish Council	KPC	17 Grays Orchard, Kirton, Suffolk, IP10 ORE	Mr C A Shaw, Clerk of Kirton & Falkenham Parish Council 01394 448783 clerk@kirtonfalkenhampc.bbmax.co.uk
Save Our Countryside	SOC	61 Gainsborough Road, Felixstowe, Suffolk, IP11 7HS	Trevor Lockwood 01394 273028 lockwood@btinternet.com
Save Trimley Against Growth	STAG	6 Thurmans Lane, Trimley St Mary, Felixstowe, Suffolk, IP11 0SR	Carl Storer 01394 279937 carl.storer@btinternet.com
Suffolk Coastal District Council	SCDC	Planning Services, Melton Hill, Woodbridge, Suffolk, IP12 1AU	Steve Brown, Planning Policy Manager, 01394 444632 Stephen.brown@suffolkcoastal.gov.uk
Suffolk County Council (Education)	SCC(E)	Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX	Iain Maxwell, Assistant Education Officer Iain.Maxwell@educ.suffolkcc.gov.uk
Suffolk County Council (Planning & Highways)	SCC(H)	Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX	Rachel Collins, Spatial Planning Projects Officer - Environment and Transport 0845 606 6067 rachel.collins@et.suffolkcc.gov.uk
Suffolk Preservation Society	SPS	Little Hall, Market Place, Lavenham, Colchester, CO10 9QZ	Richard Ward, Director sps@suffolksociety.org
Suffolk Primary Care Trust	PCT	Rushbrook House, Paper Mill Lane, Bramford, IPSWICH Suffolk, IP8 4DE	Martin Royal Programme Director - Business Development 01473 770052
Trimley St Martin Parish Council	TSMnPC	18 Punched Way, Trimley St Mary, Felixstowe, Suffolk, IP11 0XX	Tracey Hunter, Clerk to Trimley St Martin Parish Council 01394 210337 hunter.trimleymartinparish@ntlworld.com
Trimley St Mary Parish Council	TSMypC	24 Seaton Road, Felixstowe, Suffolk, IP11 9BP	Debra Cooper, Parish Clerk 01394 285193 clerk@trimley-st-mary.org.uk

4.6 Consultation with key community stakeholders will take the form of face-to-face contact by way of meetings or workshops. These can be joint exercises if the individual organisations agree. The key community stakeholders must be given the opportunity to present their views and discuss them in person with the Consultant. Consultation is not expected with landowners.



4.7 Following consultation the Consultant will arrive at a preferred scenario, to be included within a report. This must be agreed by the Council's Representative before the Consultant proceeds to Part Two.

Part Two

4.8 To prepare a delivery plan for the infrastructure necessary both to enable the preferred scenario to take place and to support new residents when dwellings start to become occupied.

4.9 'Infrastructure' in this context includes:

- Road, junction and access improvements, on and off-site;
- Support for public transport;
- Sustainable modes of travel other than the private car;
- Play space, both equipped and non-equipped;
- Sports facilities (a separate study is underway on this subject);
- Green infrastructure;
- Allotments;
- Cemeteries;
- Health facilities;
- Education facilities;
- Improvements to the landscape and biodiversity through planting and habitat creation;
- Community halls and meeting places;
- Public art;
- Surface water drainage;
- Sewage disposal;
- Sewage treatment;
- Water supply;
- Electricity supply; and
- Town centre enhancement

4.10 Furthermore:

- (a) The costs of creating and maintaining this infrastructure must be calculated. This will include a programme of phasing;
- (b) Potential sources of funding should be identified; and
- (c) The costs that need to be met by the development (to be secured through legal agreement or other means) in order to achieve any shortfall must also be identified.

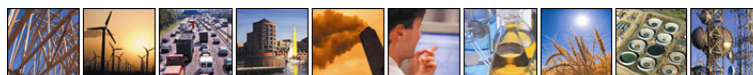
4.11 In addition, in respect of the ability to create infrastructure, the Consultant will advise SCDC of the relative merits of an alternative strategy of concentrating all of the houses in one or two locations.

5. TIMETABLE

5.1 It is anticipated that the Contract will commence on December 1st. The following milestones will be operative from the Commencement Date and delivered within the period stated.

Milestone

Period



Commencement
Consultation

Part 1 complete	10 weeks
Authority to proceed to Part Two	12 weeks
Part 2 complete and draft report submitted	18 weeks
Final report	21 weeks

5.2 SCDC will, therefore, require:

- A draft of the Part One report no later than 10 weeks from the Commencement date. SCDC will do its utmost to let the Consultant have its comments on the draft report within two weeks of receipt to enable progress to Part Two but does not guarantee to do so
- A final complete report (incorporating Parts 1 and 2) no later than 18 weeks from the Commencement Date. SCDC will do its utmost to let the Consultant have its comments on the draft report within two weeks from receipt but does not guarantee to do so
- The Consultant shall deliver the final Report (incorporating SCDC comments) to the Council within one week of receipt of SCDC comments on the draft.

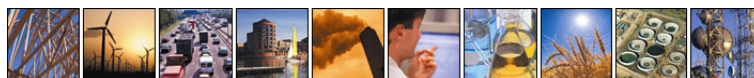
5.3 The **maximum length of the contract, therefore, will be 21 weeks** following the Commencement Date unless agreed in writing with SCDC.

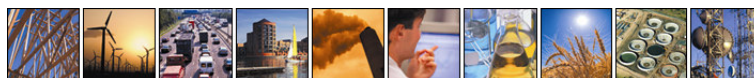
6. MEETINGS

6.1 The Consultant will meet with the Council in the form of a small steering group consisting of officers, one of whom will be the Council's Representative.

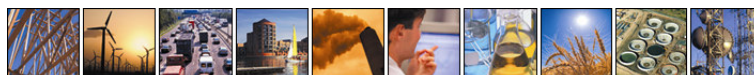
6.2 This steering group will meet with the Consultant at the SCDC offices at Woodbridge, Suffolk, as a minimum as follows:

- (a) Within one week of the Commencement Date in order to discuss the timetable and process
- (b) At the completion of Part One in order to discuss its content and progress to Part Two
- (c) At the completion of Part Two in order for the Consultant to present the Study





Appendix B Site Ranking against Criteria



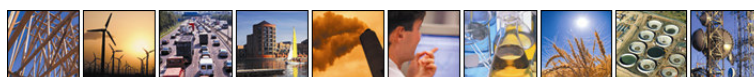
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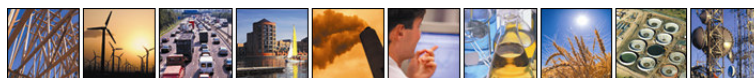


Ranking	Score	Site
1	15	93
2	12	74
3	12	91
4	12	92
5	12	94
6	10	65
7	10	66
8	10	73
9	10	75
10	10	82
11	10	95
12	8	49
13	8	59
14	8	67
15	8	72
16	8	76
17	8	77
18	8	83
19	8	90
20	8	96

Ranking	Score	Site
60	2	23
61	2	24
62	2	25
63	2	27
64	2	31
65	2	32
66	2	33
67	2	36
68	2	37
69	2	38
70	2	39
71	2	41
72	2	42
73	2	43
74	2	44
75	2	51
76	2	55
77	2	80
78	2	100
79	2	101

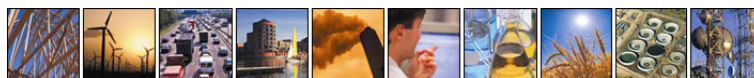


21	6	50		80	2	102
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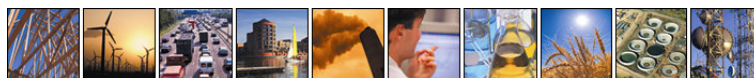


Ranking	Score	Site
22	6	56
23	6	57
24	6	60
25	6	64
26	6	70
27	6	71
28	6	81
29	6	84
30	6	103
31	4	18
32	4	40
33	4	47
34	4	48
35	4	52
36	4	54
37	4	58
38	4	61
39	4	62
40	4	63
41	4	68

Ranking	Score	Site
81	2	104
82	2	106
83	2	109
84	2	111
85	2	112
86	2	113
87	0	1
88	0	2
89	0	3
90	0	4
91	0	5
92	0	6
93	0	7
94	0	8
95	0	9
96	0	10
97	0	11
98	0	12
99	0	14
100	0	26

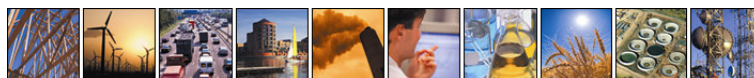


42	4	69		101	0	29
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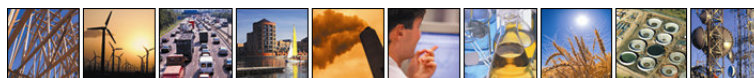
Ranking	Score	Site
43	4	78
44	4	85
45	4	86
46	4	87
47	4	88
48	4	89
49	4	97
50	4	98
51	4	105
52	4	110
53	2	15
54	2	16
55	2	17
56	2	19
57	2	20
58	2	21
59	2	22

Ranking	Score	Site
102	0	30
103	0	34
104	0	35
105	0	45
106	0	53
107	0	79
108	0	99
109	0	107
110	0	108
111	0	114
112	0	115
113	0	116
114	0	117
115	-2	13
116	-2	28
117	-2	46





Appendix C List of Stakeholders (Invited to Event - 2 February 2009)





S. Bull

Anglian Water Services Ltd
PO Box 495
Huntingdon
Cambs
PE29 6YY

Ian Robertson

Infrastructure Planner
EDF Energy Networks
Barton Road
Bury St Edmunds
Suffolk
IP32 7BG

M. Barrell

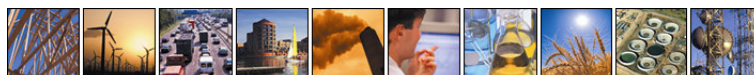
Planning Liaison – Technical
Environment Agency
Eastern Area Office
ICENI House
Cobham Road
Ipswich
Suffolk
IP3 9JE

S. Robinson

Town Clerk
Felixstowe Town Council
Town Hall
Felixstowe
Suffolk
IP11 2AG

C. Banbury

Planning Manager
Highways Agency
Heron House
49-53 Goldington Road
Bedford
Beds
MK40 3LL



Mr C.A. Shaw
Clerk of Kirton & Falkenham Parish Council
17 Grays Orchard
Kirton
Suffolk
IP10 0RE

J. Johnston
Save Felixstowe Countryside
Gulpher Lodge
Gulpher Road
Felixstowe
Suffolk
IP11 9RG

Carl Storer
Save Trimley Against Growth
6 Thurmans Lane
Trimley St Mary
Felixstowe
Suffolk
IP11 0SR

Iain Maxwell
Assistant Education Officer
Suffolk County Council (Education)
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Michael Wilks
Spatial Planning Projects Officer (Environment and Transport)
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

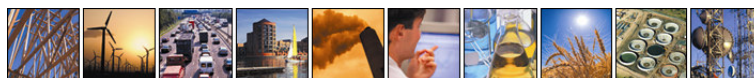


Richard Ward
Director
Suffolk Preservation Society
Little Hall
Market Place
Lavenham
Colchester
CO10 9QZ

Martin Royal
Programme Director – Business Development
Suffolk Primary Care Trust
Rushbrook House
Paper Mill Lane
Bramford
Ipswich
Suffolk
IP8 4DE

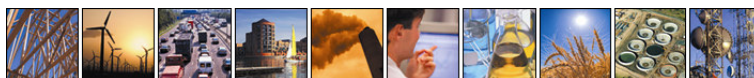
Tracy Hunter
Clerk to Trimley St Martin Parish Council
18 Punchard Way
Trimley St Mary
Felixstowe
Suffolk
IP11 0XX

Debra Cooper
Clerk to Trimley St Mary Parish Council
24 Seaton Road
Felixstowe
Suffolk
IP11 9BP





Appendix D Consultation Responses

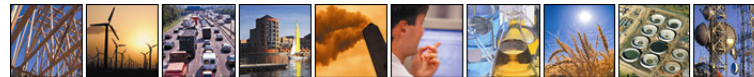


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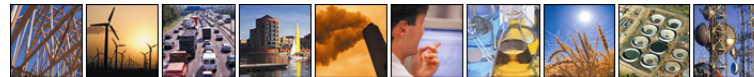
Creating the environment for business



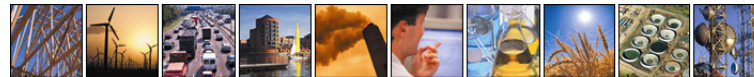
Name	Address	Question 1 With regard to the sites identified as potential locations for housing, are there any specific comments you wish to make?		Question 2 Do you agree with the criteria to identify the option?		Question 3 Are there any additional comments that you wish to make?
		Comment	Site(s)	Comment	Agreement with criteria	Comment
Public Respondents						
D. Garwood	7 Eastland Ct, Trimley St Mary	Opposed to more than 20 homes per year	All		No	
U. Whiteside	80 High Rd, Trimley St Mary	Opposed to any housing on grounds of visual impact, not required and traffic	All		Yes	See Q1
R. Ranson		Opposed to this amount of housing on grounds of traffic, not required and general impact	-		-	
J & E Wright	10 Bawdsey Close, Felixstowe	Impact on AONB	90,89,88, 87,86,85, 84,83,82, 81,80,79, 78,77,76, 75,74,73, 72,71,70	Lack of facilities and infrastructure to accommodate expansion of this size	No	Loss of land for recreation
I. Buxton	197 Ferry Rd, Felixstowe	Location in AONB	90	Criteria too limiting suggests including agricultural grade 2, 4km from port and deleting flood zone	No	



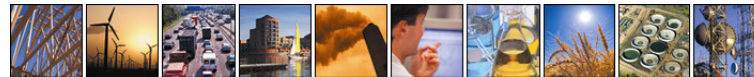
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		Comment	Site(s)	Comment	Agreement with criteria	Comment
J. Thelwall	Gulpher Rd, Felixstowe	Supports development in area of Cowpasture Farm area as well served by amenities with good access to countryside	66 and surrounding (64,65,67,73)		Yes	
M.Davis	174 High Rd, Trimley St Mary	Impact on existing infrastructure	-		No	
F. Fossett	11 Old Kirton Rd, Trimley St Martin	Supports the proposed option	-		Yes	
I. Churchman	2 Thomas Avenue, Trimley St Martin		-		-	Comments relate purely to quality of exhibition
R. Gitsham	8 Grimston La, Trimley St Martin	Supports sites as close to docks and supermarket Supports sites as walking distance to town (subject to avoiding impact on the Grove and Millenium wood) Supports site as previously been granted planning permission Opposes sites due to flooding	91,92,93,94 73,75,66 18 32,38,39,41	2km too far to walk to rail station; criterion of 2km to port unnecessary as workers drive; should include grade 2 agricultural land	No	Road system unable to cope. Flood risk not an issue in Felixstowe as new flood defences in place.
Mr & Mrs Beal	43 The Josselyns, Trimley St Mary	Opposed to any housing on grounds of pressure on road network	All		Yes	Opposes building on Greenfield sites and traffic.
M. Cutting	19 Trimley Rd, Kirton		-		No	Opposes development in the area of Kirton



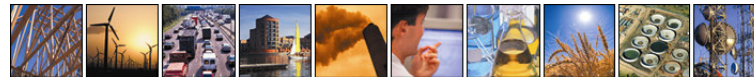
Name	Address	Question 1 With regard to the sites identified as potential locations for housing, are there any specific comments you wish to make?		Question 2 Do you agree with the criteria to identify the option?		Question 3 Are there any additional comments that you wish to make?
		Comment	Site(s)	Comment	Agreement with criteria	Comment
R. Wood	10 Hollybush Dr			Too simplistic, criteria not weighted, distances should be actual	No	Existing allotments should be retained
J. Cornforth	1 Hill House Cottages, Gulpher Rd	Opposes any housing in Felixstowe and Trimleys	All		-	
R. Osborne	39 Mill Close, Trimley St Martin		-		Yes	Considers the main priority is a new road
G. Newman		Impact on woodland and allotment; also flood risk area Impact on playing field Facing area of AONB	72,73,74 75 70-90	No account of Radon or inability to enhance infrastructure	No	Development should be south of A14
J. Stafford	71 Ferry Rd, Felixstowe	Sites are in a Radon active area	83,82,75,77, 76,67,65,59, 96,95,90,74 72,73,66,49 84,81,70,71 63,64,61,60, 54,58,57,56, 52,47,48,50 40,18,103	Failure to include radon in criteria, no site visits, no local knowledge, evidence on reducing car travel flawed	No	Proximity to Felixstowe Hospital – only community hospital. Proximity to bus service – poor throughout Felixstowe. Railway – not used by commuters from Ipswich



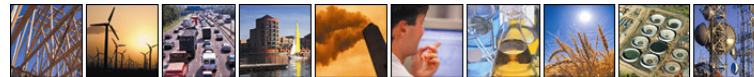
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		Comment	Site(s)	Comment	Agreement with criteria	Comment
J Norlem			-		-	Need to protect the countryside. Should build on the Deben High School site
RH	6 Bawdsey Close	<p>Developing these sites will destroy the wildlife corridor to the AONB</p> <p>Developing these sites will destroy the rural nature of Trimleys, Walton and Felixstowe conurbations</p>	<p>66,67,68,70, 71,72,73,74, 75,76,77,78, 79,80,81,82, 83,84,85,86, 87,88,89,90</p> <p>1,2,3,4,5,6, 7,8,9,10,11, 12,13,14,15, 16,17,18,19, 20,21,22,23, 24,25,26,27 28,29,30,31 32,33,34,35, 36,37,38,39, 40,41,42,43, 44,45,46,47,</p>	Criteria does not include maintenance of a wild life corridor connecting the town to the AONB	No	The use of distances from town centre etc makes for a clinical design of town disregarding natural features



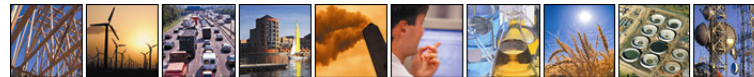
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		Comment	Site(s)	Comment	Agreement with criteria	Comment
			48,49,50,51, 52,53,55,56			
J Elliott	27a Albert Walk	Support area north of Candlet Rd best for development as closest to town - and shops, pubs and beach; it would allow cycling to the dock to work	66,67,71,72 73		Yes	Need a home as getting married
J Hedges	99 Cliff Road, Felixstowe	Opposes development in countryside on basis of it being buffer to AONB, essential for well being of residents and wildlife	46-90	Access to port is poor criteria as it is not a majority employer. Too much emphasis on facilities rather than countryside and should have been weighted.	No	Considers 1660 units excessive and wrong approach adopted in endeavouring to meet this target
A Muchal	9 Estuary Drive, Felixstowe	Opposes all sites north of A14 and adjacent to Gulpher Road as important for visual recreation and wildlife	1 - 56, 64 -71	Approach simplistic an more weight should be given to certain criteria	No	
V Johnston	Gulpher Lodge, Gulpher Road, Felixstowe	Opposes the following: - borders Gulpher pond and will affect wildlife and recreation - setting of Gulpher Pond - landscape	70 and 79 71 and 78 59 - 90	Declining docks should not be included. Should consider Agricultural Grade 1, 2 and 3a land	No	Houses should be distributed across the District



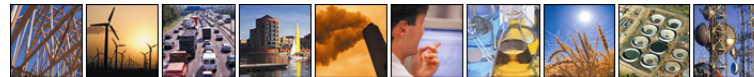
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		Comment	Site(s)	Comment	Agreement with criteria	Comment
		- buffer from A14 - impact on visual landscape	32 – 58 77-80, 85-89			
M Johnson	36 Exeter Rd, Felixstowe	Opposes development north of A14 and west of Trimley St Mary for reason of loss of agricultural land	1 to 90 97 to 117	Should be all agricultural land	No	Felixstowe is unsuitable for large scale development; countryside is part of character.
B Nichols	12 Princes Road, Felixstowe	Considers these are the acceptable sites.	91 – 96, 16-18, 97 - 117	Most important criteria is to protect the countryside	No	Development must be within A14 and railway
M & B Shout	Elm Gardens, Trimley St Mary				-	Reject the consultation, predetermined or pointless
G Mason	72 Ferry Road, Felixstowe	Opposes development on countryside or Grade 1 and 2 agricultural land	-	Deliver pre-determined outcome	No	
T Mason	72 Ferry Road, Felixstowe		-		No	Aimed to deliver pre-determined outcome
D Sampson	15 Conway Close	Opposes development: Farmland Outside the boundary of existing housing AONB	60 – 90 60 – 90 60 – 90	No allowance for current infrastructure; artificial	No	



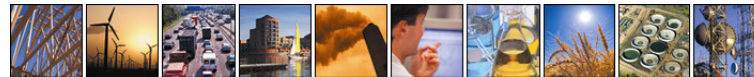
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		Comment	Site(s)	Comment	Agreement with criteria	Comment
R Travers	6 Estuary Drive, Felixstowe	Opposes development on prime agricultural land and concerned regarding impact on countryside	59-90	Considers the criteria are narrow and should not be based on proximity to facilities	No	Opposed in principle to the number of units
Mr and Mrs A Coutts	54 Chatsworth Crescent, Trimley St Mary	Oppose as used for recreation and slope	93	Sites are in countryside and would impact on the village	No	
		Oppose as would merge Trimley and Walton; and lack of local amenities	91,92 & 94			
Property Company						
	Mersea Homes	Land north of Candlet Way most appropriate		Regard should be given to infrastructure that can be delivered Grade 1 agricultural land should be confirmed	No	Suggests the scenario should be looking at delivering more than 1660 units No conformity to policy
Stakeholder Respondents						
	Save Felixstowe Countryside	Oppose in principle	-	Should consider Agricultural Grade 1, 2 and 3a land. Should have considered poor transport infrastructure	No	



Name	Address	Question 1 With regard to the sites identified as potential locations for housing, are there any specific comments you wish to make?		Question 2 Do you agree with the criteria to identify the option?		Question 3 Are there any additional comments that you wish to make?
		Comment	Site(s)	Comment	Agreement with criteria	Comment
	Felixstowe & District Council for Sport and Recreation c/o 130 Chelsworth Rd, Felixstowe	Opposed to these sites as required for sports park	91,92,93,94		Yes	Supports a sports park at Orwell High School
	Save Trimley Against Growth	Accepts reserve sites less appropriate than green/red		Criteria too superficial	No	Concerned about the process of the study and failure to consider wider issues
	Kirton and Falkenham PC				-	Oppose development on principle of traffic, utilities
M. Wilks	Suffolk County Council	Difficult to integrate with town due to barriers (strategic site 5) Increasingly an issue west of sites 72, 74, whilst accepting those immediately west have adequate connections	East of 72,74	Considers criteria should be weighted	-	Does not favour a dispersed approach and considers development should be of certain size to deliver infrastructure Does not favour development north (east) of A14 Considers visual impact on AONB to be a landscape issue
	The Felixstowe Society c/o D Crawford	Opposes development on: The Grove and Abbey Grove for reason of their wildlife value and proximity to AONB; Candlest Rd because of valuable arable land and visual attraction; All Greenfield sites as no evidence for number of houses.	73,74,76 52 to 90 1 to 117	Criteria relate to an imposed demand	No	



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S. Robinson	Felixstowe TC	Sites are within new school site Impact on Cowpasture allotments Impact on community woodland (Abbey Grove) Impact on historic woodland (The Grove) Impact on playing fields (Eastwood Ho) Impact on allotments (Ferry Rd)	91,92,94 73, (part 66 & 72) 72,73,74 72,74, (part 75 & 76) 75,(part 76) 90		-	
	Felixstowe TC	Opposes development in excess of 70 units per year and requires provision of infrastructure prior to development Impact on The Grove and Millenium Wood Impact on allotments, playing fields, golf range, stables, rifle club.	Pt 72, 74 Pt 93,96,73, 90,94,75,76		-	
	Trimley St Mary PC	No comments	-	-	-	Consider process is flawed and insufficient time to comment
	Trimley St Martin PC	No comments	-	-	-	Consider process is flawed and insufficient time to comment



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