

1. INTRODUCTION

1.01 David Lock Associates, along with SQW, BBP and Hyder Consulting ('the consultant team') were commissioned by the East of England Development Agency, English Partnerships, Suffolk Coastal District Council and Felixstowe Town Council ('the client team') to produce an independent study of the Felixstowe Peninsula to formulate a long term strategy for the regeneration and enhancement of the urban fabric of Felixstowe and adjoining villages.

Vision Statement

1.02 The local strategy for Felixstowe Peninsula presented in this report seeks to address the key issues facing the Felixstowe Peninsula, as identified in the Issues Report (published May 2005) and summarised in chapter 2 of this document.

1.03 The Issues Report provided a detailed baseline study of the Felixstowe Peninsula including analysis of the area, its existing structure, constraints and opportunities. From this baseline study the key issues prevalent in the area were clearly identified and explored, revealing a set of trends. Five key issues were identified comprising:

- housing;
- employment;
- leisure;
- town centre and;
- community development.

1.04 The Issues Report reveal some worrying trends which without intervention threaten many simple aspects of life that the existing population, and future generations currently take for granted. A number of the issues revealed negative trends including low supply of housing which is not meeting demand, limited economic diversity, local facilities such as schools under threat, and a declining leisure industry. A detailed account of the issues and trends can be found in the Issues Report.

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- 1.05 Of course, intervention suggests change. This is unpalatable to some of the current population but it is important to remember that towns and cities are never static. They evolve over time, grow or shrink, in line with the demands placed upon them.
- 1.06 Addressing negative trends is central to securing a prosperous future for the Felixstowe Peninsula and as such the scenarios for future growth outlined in this Local Strategy report a range of approaches for addressing the issues, from minor to major intervention.
- 1.07 This document sets out four overarching and wide reaching scenarios for the future of the Felixstowe Peninsula. The scenarios reflect different levels of growth and development in the coming years ranging and the implications, costs and benefits of each is explored

Port Reconfiguration

- 1.08 On 9 March 2006 Transport Minister Derek Twigg announced that the Office of the Deputy Prime Minister had approved Hutchison Ports' proposals for a new container terminal at Felixstowe South including landward works forming part of the reconfiguration proposals.
- 1.09 The proposals involve the reconfiguration of the Landguard terminal as a deep-sea container port, and add almost one kilometre of quayside dedicated to the handling of more containers at Felixstowe.
- 1.10 When the Local Strategy was commissioned back in spring 2005, a decision on the ports future was still awaited. We therefore considered Felixstowe with and without the Port reconfiguration. It was clear that if planning permission was granted, the Port would reinforce its substantial role within the town with impacts for the social and economic life of the town. This is something Transport Minister Derek Twigg recognised in granting planning permission when he stated,
- "It is important to ensure that the wider impacts of major port developments are fully taken into account."*
- 1.11 This Local Strategy identifies a range of scenarios which Felixstowe could face.
- 1.12 Scenarios One to Three have been developed on the current status quo (i.e. without the Port reconfiguration). The content of these scenarios are based solely on the

current problems, issues and trends that the Peninsula currently faces. The levels of intervention proposed are justified by the current situation.

- 1.13 Approval of the proposals to reconfigure the Port increases the need for planned change. Scenario Four explores this by assuming the Port reconfiguration. The scenario is based on Scenario Three but incorporates some of the key socio-economic impacts associated with the Port and proposes further intervention.
- 1.14 All four scenarios have been developed by the consultant team by:
- drawing on local knowledge derived by discussions with stakeholders and the general public;
 - a review of existing data and studies;
 - undertaking new studies of key issues; and
 - applying the combined expertise of the consultant team in their relevant fields.
- 1.15 While the consultant team have developed the scenarios, it is the communities of the Felixstowe Peninsula, and their elected representatives, who have the responsibility to identify, adopt and implement a preferred strategy through the Local Development Framework (LDF) process.