

8. SUMMARY OF THE SCENARIOS

- 8.01 The scenarios outlined in the previous four chapters provide a large amount of analytical and statistical data to digest. To assist the reader the following table summarises the key components of each scenario in a format that allows comparison between the four scenarios.
- 8.02 Following the scenario summary table each of the scenario development tables are listed in consecutive order to provide a further review of the key components.
- 8.03 The scenario comparison table is presented over the page:

Scenario Components	POTENTIAL GROWTH SCENARIOS FOR THE FELIXSTOWE PENINSULA			
	Scenario 1 Do Minimum	Scenario 2 Moderate Growth	Scenario 3 Going for Growth	Scenario 4 Sustainable long term growth
Quantity of housing development (residential units)	311 homes	696-892 homes	1173-1613 homes	2233-3213 homes
Population growth <small>approximate</small>	750 people	1600-2200 people	2800-3900 people	5400-7700 people
Location of development	+ Urban capacity sites + South Seafront	<ul style="list-style-type: none"> Urban capacity sites South Seafront + Ordnance + Convalescent Hill + South Felixstowe caravan sites (Peewit & Felixstowe Beach)	<ul style="list-style-type: none"> Urban capacity sites South Seafront Ordnance Convalescent Hill South Felixstowe caravan sites (Peewit & Felixstowe Beach) + Walton west end & the small site between Trimley St Mary and the Port of Felixstowe Road	<ul style="list-style-type: none"> Urban capacity sites South Seafront Ordnance Convalescent Hill South Felixstowe caravan sites (Peewit & Felixstowe Beach) <ul style="list-style-type: none"> Walton west end & the small site between Trimley St Mary and the Port of Felixstowe Road + Land contained between the Trimley villages & A14 & rail line
Total Area (in ha) of sites identified for growth	10.91ha	26.01ha	44.73ha	86.28ha
Employment development	X	- Minor growth, potential retail jobs in local centre developments.	- Enterprise park - minor growth, local centres - strengthening of town centre retail	- Port expansion - Enterprise park - minor growth, local centres
Transport: Funding for infrastructure	X	Limited funding levered	<i>Funding levered for:</i> - Bent Hill improvements - Dock Spur roundabout	<i>Funding levered for:</i> - Bent Hill improvements - Promenade improvements - Dock Spur roundabout - Hamilton Road
Traffic congestion	Gradual worsening of existing trends	Modest reduction in in-commuting	Modest reduction in in-commuting	Supply of local housing to match port growth = Potential reduced need to commute

Education implications	<ul style="list-style-type: none"> - School rolls fall - 1 high school closure - Possible closure of 1 primary school 	<ul style="list-style-type: none"> - Stabilization of school rolls - Reduced potential closure of 1 high school 	<ul style="list-style-type: none"> - Retention of both secondary schools - Potential new primary school 	<ul style="list-style-type: none"> - Significant growth in school roll numbers - Expansion of both secondary schools - 1 new primary school
Tourism improvements	<ul style="list-style-type: none"> - Limited to existing plans 	<ul style="list-style-type: none"> - Limited intervention in South Felixstowe - New tourism strategy 	<ul style="list-style-type: none"> - Bent Hill – Improved connection between town centre & seafront - New tourism strategy 	<ul style="list-style-type: none"> - Bent Hill – Improved connection between town centre & seafront - Potential Winter Garden scheme on the promenade - New tourism strategy
Public Realm improvements	X	<ul style="list-style-type: none"> - In South Felixstowe regeneration area 	<ul style="list-style-type: none"> - In South Felixstowe regeneration area - In Walton - Town centre & high street - Bent Hill 	<ul style="list-style-type: none"> - In South Felixstowe regeneration area - In Walton - Town centre & high street - Bent Hill - Promenade - Triangle
Meeting demand	Partial fulfilment of existing need only	Meet existing need	Existing need met & plan for medium term growth	Planning for long term growth

SUMMARY OF THE SCENARIOS

8.04 The scenario summary tables which detail the location and quantity of development for each of the four scenarios are presented as follows;

SCENARIO 1			
Site Name	Site Type	Gross site area (hectares)	Quantity of net residential units at density levels of 30-50 dph
South Seafront	Brownfield	7.08	158
Land at Beach Station Road	Brownfield	1.47	50
The Convent, Orwell Road	Brownfield	1.19	60
Land north of Recreation Lane	Brownfield	0.42	19
Land at Old Hall Farm, High Road East	Brownfield	0.75	24
Scenario 1 TOTAL		10.91	311

SCENARIO 2			
Site Name	Site Type	Gross site area (hectares)	Quantity of net residential units at density levels of 30-50 dph
Convalescent Hill	Brownfield	0.51	13-20
Ordnance Roundabout	Brownfield	2.05	52-79
Peewit and Felixstowe Beach Caravan Parks	Brownfield	12.54	320-482
South Seafront	Brownfield	7.08	158
Land at Beach Station Road	Brownfield	1.47	50
The Convent, Orwell Road	Brownfield	1.19	60
Land north of Recreation Lane	Brownfield	0.42	19
Land at Old Hall Farm, High Road East	Brownfield	0.75	24
Scenario 2 TOTAL		26.01	696-892

Scenario 2

Scenario 1

SCENARIO 3			
Site Name	Site type	Gross site area (hectares)	Quantity of net residential units at density levels of 30-50 dph
North of Walton High Street, adjacent to A14 link	Green separation	12.83	327-494
South of Walton High Street, adjacent to A14	Green separation	5.89	150-227
Land between Trimley St Mary & A14 link road (Port of Felixstowe Road)	Green separation	4.72	120-182
<i>Enterprise Park - employment</i>	<i>Green separation</i>	<i>3 hectares</i>	<i>Employment</i>
Convalescent Hill	Brownfield	0.51	13-20
Ordnance Roundabout	Brownfield	2.05	52-79
Peewit and Felixstowe Beach Caravan Parks	Brownfield	12.53	320-482
South Seafront	Brownfield	7.08	158
Land at Beach Station Road	Brownfield	1.47	50
The Convent, Orwell Road	Brownfield	1.19	60
Land north of Recreation Lane	Brownfield	0.42	19
Land at Old Hall Farm, High Road East	Brownfield	0.75	24
Scenario 3 TOTAL		49.45	1293-1795

SCENARIO 4			
Site Name	Site type	Gross site area (hectares)	Quantity of net residential units at density levels of 30-50 dph
Farmland between Trimley St Martin High Street & rail line	Greenfield	27.45	700 – 1057
Farmland between Trimley St Martin High Street & A14	Greenfield	12.00	306 – 462
Farmland on edge of Trimley St Mary	Greenfield	2.10	54 - 81
<i>SUB TOTAL for fourth scenario sites</i>		<i>41.55</i>	<i>1060 - 1600</i>
+ Plus all growth advised in the third scenario – ‘Going for Growth’...			
<i>Enterprise Park - employment</i>	<i>Green separation</i>	<i>3 hectares</i>	<i>employment</i>
North of Walton High Street, adjacent to A14 link	Green separation	12.83	327-494
South of Walton High Street, adjacent to A14	Green separation	5.89	150-227
Land between Trimley St Mary & A14 link road (Port of Felixstowe Road)	Green separation	4.72	120-182
Convalescent Hill	Brownfield	0.51	13-20
Ordnance Roundabout	Brownfield	2.05	52-79
Peewit and Felixstowe Beach Caravan Parks	Brownfield	12.53	320-482
South Seafront	Brownfield	7.08	158
Land at Beach Station Road	Brownfield	1.47	50
The Convent, Orwell Road	Brownfield	1.19	60
Land north of Recreation Lane	Brownfield	0.42	19
Land at Old Hall Farm, High Road East	Brownfield	0.75	24
Scenario 4 TOTAL (Scenario 4 sites + sites identified in the scenario 3)		91	2353-3395