



TRIMLEY ESTATE MASTERPLAN BRIEFING





Extent of Trimley Estate

INTRODUCTION

The Trimley Estate master plan is a comprehensive package of proposals covering a range of land uses, community infrastructure and environmental improvements.

The Port of Felixstowe has grown rapidly over the last 30 years to become the largest container port in the UK, and is therefore of great importance to the national, regional and sub-regional economy. The growth in container traffic and associated business has brought with it significant benefits to the economy but has also brought to bear pressures on the town of Felixstowe.

THE PROPOSALS

Mixed use urban extension to Walton on land north and south of the High Street

This includes around 655 new dwellings including affordable housing; a 'super surgery' providing health services to the wider community; an 'Enterprise Centre' accommodating emerging and small existing businesses; new public open spaces within easy walking distance of both the Walton and Trimley St Mary residents; and improved vehicular, cycle and pedestrian access to the Orwell High School from the High Street.

Suffolk Coastal District Council recently commissioned David Lock Associates to examine the issues facing Felixstowe and to make recommendations regarding future development in the town. Bidwells has submitted a masterplan document to Suffolk Coastal District Council to show how the town and the Trimley villages may develop over the next 15 to 20 years.

The master plan has been prepared on behalf of Trinity College, Cambridge, owner of 3,400 acres of land in and around Felixstowe. The Council will be considering this document as part of its Local Development Framework (LDF) process. This is a summary of the full document, which will be available to view at the Council offices in Woodbridge.

The East of England Plan sets a housing growth requirement for Suffolk Coastal District of 10,200 houses to be built up to 2021. The Suffolk Coastal LDF must provide for a 15 year supply of housing, which means that its' time scale from adoption in 2009 will be up to 2024. This housing requirement is to be met principally within the Ipswich fringe and Felixstowe, with the remainder of housing development in the market towns and villages of the District.

The David Lock report identified a number of issues facing Felixstowe, notably the fact that there is currently an imbalance created by the scale of port employment in relation to the availability of housing in

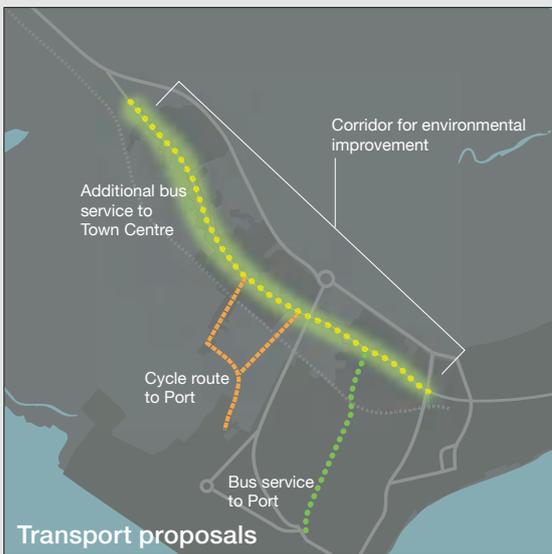
the town. This results in a high level of net in-commuting to the town. A second strand of the research identified the need for regeneration. Both of these aspects require the provision of new housing in order to redress the imbalance between homes and jobs and to enable the provision of the necessary infrastructure to aid the regeneration of Felixstowe.

The master plan provides a range of measures to include a new primary school, neighbourhood food store and services, health facilities and accommodation for small businesses, in addition to new housing development. The master plan also recognises that provision will be required over the next 15 to 20 years for further port-related employment development, and two potential sites for such development are highlighted. These two sites are at the initial concept stage, and further more detailed submissions will be made to the Council concerning these sites in due course.

There are four broad options for the growth of homes in Felixstowe, which centre on Walton, the Trimley villages, land north of Candlet Road, Felixstowe and land north of the A14 to the north of Trimley St Mary. The master plan focusses on Walton and Trimley St Martin. The other two options have been given detailed consideration, but are disadvantaged in terms of their separation from the existing settlements by the A14/Candlet Road, and worse impact on landscape and ecology that these locations would have.



TRANSPORT



- Enhanced transport provision including new bus service to the Port; upgraded pedestrian and cycle links between the communities of Trimley St Mary, Trimley St Martin, Walton and the Port; and environmental improvements along High Street and High Road to reduce traffic speeds and make walking and cycling safer and easier, especially between the villages and Orwell High School.



EMPLOYMENT

- Potential strategic port-related employment opportunities at Fagbury Road, directly adjacent to the Port and existing employment uses, and at Innocence farm, along the A14, subject to ongoing feasibility studies.
- Non port-related employment opportunities in redundant farm buildings, including Great Street Farm, to help diversify the local economy.
- A new Enterprise Centre to provide for local small and growing businesses.

Illustrative layout of mixed use urban extension to Trimley St. Martin



Mixed use urban extension to Trimley St Martin on land south-west, south and south-east of the existing residential estate

This includes around 1,250 new dwellings including affordable housing; a primary school and combined community hall; a neighbourhood food store and local services within easy reach of Trimley St Martin and Trimley St Mary residents; and new parks and sports facilities accessible to both new and existing communities.



TOURISM

- The master plan includes provision for a new walking loop around the peninsula with associated picnic facilities and look out points; new cycle routes; a new tent campsite; farm shop in redundant farm building; and potential new guest accommodation at Seascroft's Farm. Landscape improvements and enrichment of wildlife habitats would form part of the package over the peninsula as a whole.

SUSTAINABILITY BENEFITS FOR THE WIDER COMMUNITY

The proposals would provide:

- A comprehensive solution, building on existing communities and existing infrastructure.
- A mix of housing types, including affordable housing, to provide for all members of the community. A sustainable mix of housing will also help to redress the imbalance between homes and jobs and provide suitable homes close to sources of employment.
- A package of measures, which would include provision of new facilities for the community, including school, shops, health care facility and public open space. These local facilities would help to build sustainable communities.
- Integration of housing development with provision for local employment and port-related employment development, providing for sustainable transport links between these uses and the town.
- The revitalisation of Walton, by providing new facilities and improving patronage to existing businesses. Further regeneration benefits would accrue from employment provision and proposals to improve the tourism offer.
- A long term vision and commitment from the land owner to the highest standards of sustainability and design which few landowners on the peninsula can match.
- Compliance with national standards covering all aspects of design, such as the Code for Sustainable Homes, BREEAM, Buildings for Life and Secured by Design to ensure an exceptional quality of development which positively contributes to quality of life in the existing communities of Walton, Trimley St Mary and Trimley St Martin.

Please address any comments or questions to Bidwells at Brightwell Court, Martlesham Heath, Ipswich, Suffolk, IP5 3RF for the attention of Nick Palmer (nick.palmer@bidwells.co.uk) or Timothy Collins (timothy.collins@bidwells.co.uk) telephone 01473 611644.

This briefing may also be accessed at: www.trimleyestate.co.uk

LDADDESIGN

