



Rendlesham Parish Council

'Committed to actively engage'

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East Suffolk Council
Planning Department

Sent by email to: planning@eastsuffolk.gov.uk

3 November 2020

Dear Sirs

Planning Reference No: DC/20/3890/OUT
Outline Application (With Some Matters Reserved) - Residential development for up to 75 dwellings, with associated open space, including community orchards and allotments, along with play space and integrated public rights of way

RPC note this is generally in line with the Rendlesham Neighbourhood Plan and is on the allocated development site SSP13. RPC is therefore in support of the Application as currently drafted.

RPC note that the headline description is "up to 75 dwellings" and the table of suggested breakdown of properties (page 23 of the Design and Access Statement) shows 75, however, the pictorial seems to show approximately 60 "plots". We accept that this is currently "outline" but would look to this apparent anomaly being clarified as soon as possible.

RPC record we have discussed this development in principle with the Applicant and their response and engagement was positive. Following these discussions the applicant has sought to take into consideration our concerns such as the connectivity of the development to the wider village.

We note this is an Outline proposal but has many key features which RPC would request the planning Authority "set in stone" as conditions now, in order that these will be replicated in subsequent detailed applications. In particular:

- The allotment allocation of a minimum 1300m²
- To retain the proposed footpath/cycle links to the existing Redwald Road

RPC also note the following which, whilst not explicitly recorded or proposed in the Outline proposal, we would like to see imposed as conditions:

- The Applicant was receptive to RPC's request that the allotment provision is created at an early stage of the development. RPC look to the Planning Authority to ensure (by condition) that this is honoured. Equally the Applicant "agreed" to the possibility of early legal transfer of that Allotment area to RPC to allow the development of "allotment association" (or similar) in parallel with the wider development. Again RPC would like to see this as a "condition" to be imposed on the detailed development.

Parish Office, Rendlesham Community Centre
Walnut Tree Avenue, Rendlesham, Suffolk, IP12 2GG

- The location of the development is outside areas currently covered by mains Gas and RPC would like to see a commitment (ideally a Planning requirement) that the development is heated by “Heat Pump Systems” to support the County, District and Parish Climate Change Goals (it is understood a similar arrangement is in place for a new “edge of Village development” in Laxfield).

Additionally we note:

- The drainage scheme seems well thought out unlike some other development of late in Rendlesham and seems to be aesthetically pleasing with the identified infiltration basin.
- Changing the land use from agriculture to housing could actually improve the wildlife in the area particularly with the sensitive planting and coppicing described, increasing the wooded area and ability for ground flora to emerge. Gardens connecting the surrounding trees and hedgerows is a positive move.
- The location of the Foul water pumping station is noted but our experience with similar units in the village does not give the Council any significant concerns.

Thank you for taking these comments into consideration when determining this application.

Yours faithfully

Heather Heelis
Parish Clerk