



Rendlesham Parish Council

'Committed to actively engage'

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Suffolk Coastal District Council
Planning Department
East Suffolk House
Melton
IP12 1RT

2 March 2018

Dear Sir/Madam

**DC/17/5380/OUT REDWALD ROAD, RENDESHAM
OUTLINE PLANNING APPLICATION FOR UP TO 290 DWELLINGS, CAR PARKING, OPEN
SPACE, INCLUDING THE PROVISION OF ALLOTMENTS WITH ASSOCIATED
INFRASTRUCTURE AND ACCESS**

The Parish Council **OBJECT** to the above application on the grounds that the application is not policy compliant.

The Rendlesham Neighbourhood Plan

- RNPP1 The proposed development **makes no provision** or contribution towards community, leisure or retail infrastructure. The applicant relies on CIL contributions to meet this need. Given that the proposed development will increase the population by approximately 20% the development will put unacceptable pressure on an existing inadequate infrastructure as identified in the Rendlesham Neighbourhood Plan.
- RNPP3 The proposed development **meets** the provision as laid out in RNPP3 relating to the provision of land for allotments.
- Objective 3 The application fails to have regard to the need for 'sustainable growth' and the principles contained within the Neighbourhood Plan.
- Objective 3a The proposed development **does not comply** with the type and design guidance as laid out in the Neighbourhood Plan eg The application makes no provision for bungalows.
- Objective 3b The proposed development **does not provide** for sufficient on-street parking. Whilst open spaces on the development are provided, the density of the housing is too high.

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- Objective 3c The proposed development **provides only the minimum** car parking spaces per household and appears to make no allowance for visitor off-road parking.
- Objective 3d The applicant has produced a travel plan, however, some of the assertions made are questionable as raised in the Suffolk County Council response to the application.
- Objective 3e The provision of other infrastructure eg services, has been raised in responses from the relevant organisations eg Suffolk County Council, utility companies, NHS.
- Objective 3f The proposed development **meets** the quantity of affordable home requirements of the Local Plan.

Summary: The proposed development does not comply with the Rendlesham Neighbourhood Plan

Additional factors:

The Parish Council supports the comments from the following consultees:

- 1) NHS – The branch surgery does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. CIL funding would be required to provide adequate services.
- 2) Archaeological – A full archaeological evaluation is required due to the high archaeological potential of the site.
- 3) Suffolk County Council –
Transport Assessment – Inadequate information provided in the application
Access Layout –
 - A second access should be provided.
 - Concerns regarding road safety re pedestrians and cyclists.

Pedestrian Crossing Facilities – Concerns that the visibility splays required cannot be provided.

Holding recommendation for refusal until further information is provided by the applicant.

Rights of Way – opportunities for the creation of new RoW have not been explored or taken up.

- 4) RSPB – No Habitat Regulations Assessment has been undertaken.

Suffolk Coastal Local Plan

The proposed development is not compliant with a number of policies in the Local Plan.

Local Plan SP1 *(d) ensure the provision of the appropriate infrastructure in order to support existing and proposed communities;*

The application fails to recognise the identified lack of infrastructure in the village.

3.185 Where current infrastructure is inadequate to meet the needs of new development, developers will be required to fund new or improved infrastructure that is directly related to those needs. This is especially important when considering proposed large-scale allocations of housing land but equally applies to small scale development proposals across the district given its potential cumulative impact. The inadequate infrastructure has been identified not only through The Rendlesham Neighbourhood Plan but also through other organisations responding to this consultation.

(k) maintain and enhance a sense of place; and (l) create and promote inclusive and sustainable communities in both urban and rural locations.

The application is proposing a development that has no relation with the existing settlement. The new proposed access is directly onto the B1069 and suggests only pedestrian access directly into the village leaving a disjointed and geographically isolated standalone development.

The development **does not comply** with the Local Plan Site Allocation (LPSA) document for Rendlesham (Ref: Site Allocations and Area Specific Policies Development Plan Document – adopted January 2017) in that it fails to take into consideration Objective 3 a-f of the Rendlesham Neighbourhood Plan. In addition, the majority of the development, falls outside of the site allocation SSP13. The number of houses proposed is unsustainable, ie it is beyond that which has been allocated in the LPSA.

2.95 The village has capacity to accommodate more than the 100 homes proposed, but is limited predominantly by highway factors and the cumulative impact of both residential and employment traffic on the local highway network. There is a need to maintain a clear overview of the cumulative impact of individual developments on the local road network from Rendlesham through to Melton and the A12. Suffolk Coastal Local Plan.

The development intends to provide 6 times the amount of allocated housing on SSP13 which would result in unsustainable growth.

Summary

The proposed development is contrary to the Rendlesham Neighbourhood Plan and the Suffolk Coastal Local Plan.

Thank you for taking these comments into consideration.

Yours faithfully

Heather Heelis
Parish Clerk

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