



Rendlesham Parish Council

'Committed to actively engage'

Heather Heelis PILCM DipHE
Parish Clerk

T: 01394 420207

E: clerk@rendleshampc.org.uk

www.rendlesham.suffolk.gov.uk

Mr P Ridley
East Suffolk Council
Riduna Park
Melton
Suffolk

31 July 2018

Dear Mr Ridley

DC/18/2374/FUL

**Proposed residential development of 75 dwellings, car parking, open space, hard and soft landscaping and associated infrastructure and access
Land to the north and west of Garden Square and Gardenia Close**

The Parish Council confirm that SSP12 is a site allocation in the SCLP and therefore conforms to the Rendlesham Neighbourhood Plan.

It is noted that the proposal was for 75 dwellings as opposed to the recommended 50 dwellings as outlined in the Suffolk Coastal Local Plan - Site Allocation and Area Specific Policies. It is considered that the increase in dwellings and density of the development did not compromise the provision of open spaces, off street parking and street scene and that the application was in general conformity with the Rendlesham Neighbourhood Plan.

The Parish Council have considered how well the proposed scheme met the RNP guidance:

- RNP Objective 3a – Type and Design *'To ensure that there is a healthy mix in the type and design of housing built, particularly homes which attract first time buyers and homes for those less mobile to enable them to stay in Rendlesham if they so choose.'*

Using the data provided in the Economic Viability Assessment, on the basis of a 27% Affordable Housing figure, the proposed development offers a range of housing including apartments, maisonettes and houses. Opportunities for first time buyers fall within the Affordable Housing shared equity properties.

- RNP 10.12 *'The type of housing people feel is needed is generally a mixed housing scheme but with emphasis on semi-detached dwellings and bungalows. Also identified is the desire for affordable housing (through a housing association) and sheltered housing with less emphasis on flats/apartments, maisonettes and bedsits.'*

The 27% Affordable Housing contribution provides a mix of one and two bed apartments and maisonettes which does not comply with guidance. The Planning

Statement states that the Affordable Housing units will be provided on a shared equity basis through a registered Affordable Housing provider.

- Objective 3b – Density. *‘To enable sufficient open space and on-street parking to be incorporated into housing schemes as identified in Appendix O. Appropriate housing densities are essential on development sites to enable well designed schemes that will take forward the objectives in the RNP and the provision of amenity land.’*

The layout of the development proposal is such that it enables sufficient space between the dwellings, off road parking, visitor parking and open spaces, including communal gardens. The density of dwellings is such that the development has a spacious layout. Dwellings are set back from the road.

- 10.16 *‘One of the problems identified is on-road parking, particularly where vehicles park half on/half off the road. This causes road crossing hazards and obstruction to pedestrians, pushchairs and anyone with mobility issues as well as giving the street scene a very cluttered appearance. To prevent this occurring in any future housing development, the road layout should incorporate sufficient off road parking for the householder plus on road parking in the form of landscaped parking bays.’*

The proposed development utilises off road parking bays for individual houses. The Parish Council is satisfied that there is sufficient off-road parking.

- 10.18 *‘Open green spaces and landscaping should be incorporated to avoid an urban appearance and contribute to the aesthetics of the village and its rural location.’*

The Planning Statement and layout proposals indicate that open green spaces and landscaping will be provided.

- Objective 3c – Street Scene. 10.20 *‘In summary, the ideal street scene would have: • Sufficient off-road parking • On-road landscaped parking bays • Landscaping • Open green spaces • A grass strip between the road and footway • A low hedge • A brick wall or panel fencing where a rear garden fronts onto the road • Open front gardens • Natural fencing or timber post and rail.’*

With exception of on-road landscaped parking bays the proposal meets Objective 3c.

- 10.21 *‘Road layout is another key factor in promoting a positive street scene. An artery road with lots of bends may seem at first to be a desirable design, however, as has been seen in some areas of the village, can lead to a street scene dominated by vehicles. Inadequate road widths can also have the same effect.’*

The road layout is conducive to a positive street scene.

- 10.22 *‘Rendlesham has a good walking and cycling infrastructure within the village, which gives the majority of people the opportunity to walk or cycle to the District Centre in under 10 minutes. The good practice on new developments such as Acer Road, which promote shared use for pedestrians, cyclists and mobility vehicles, and Knight*

Road, which offers practical road width, should be built upon to provide continuity in being able to travel sustainably within the village.'

The development contributes towards the provision of cycle routes linking up with the rest of the village. However, it is noted that the current state of the (unadopted) roads in Garden Square and Gardenia Close are not yet at a standard where safe cycling can be undertaken.

- Objective 3e—Other Infrastructure. *'To ensure less tangible infrastructure is provided for. This list is not exclusive: telephony, sewage, and services such as doctors, dentist and family services.'*

We note the potential CIL income direct to Rendlesham to assist in suitable infrastructure enhancement within the parish as outlined in Neighbourhood plan.

CIL contributions have been requested by the NHS for additional GP facilities. It is noted that the dentist no longer takes NHS patients.

Rendlesham Parish Council support the application subject to the following conditions:

Conditions:

- 1) All roads, including service roads, on the development are adopted by SCC to ensure a satisfactory standard of highway construction.
- 2) Assurance from SCDC that the commercial viability of the development is sound.
- 3) To recognise the need for local housing for local people as per the Rendlesham Housing Needs Survey in that that the affordable housing element of the development is delivered, managed and marketed by a registered Affordable Housing provider, embracing the parameters of the following affordable housing eligibility criteria normally reserved for exception sites:

Local connection

Provided the scheme is protected by a Section 106 agreement, lettings will be restricted initially to people with a strong connection to the parish. The Section 106 will also include the names of abutting parishes to be included in the "cascade of eligible parishes" if there is no one left in need in the core parish. Each Local Authority will have its own definition of local need and local connection, but typically it would cover the following circumstances:

- *Connection to the village by birth*
- *Current residence within the village for a number of years*
- *Former residence in the village within a set timescale*
- *Close family members resident in the village*
- *Employment in the village*

(Community Action Suffolk)

- 4) The Tidy Road entrance is closed with a barrier and used only as an emergency exit during the construction period.

- 5) All construction traffic to be parked on site and construction access is in accordance with the site access plan is incorporated in the Construction Management Plan ie that all construction traffic is routed through the Garden Square entrance/exit.
- 6) Flooding – Current evidence indicates the site causes surface water flooding to a number of properties in Tidy Road – The Parish Council request that the development will include a suitable, sustainable, effective and adequate surface water drainage system to prevent future flooding to those properties.
- 7) The Parish Council reiterate the points made to SCDC by residents in respect of school and doctor facilities and look to SCDC to ensure that CIL contributions are sufficient to mitigate the impact of the increase in population as a direct result of this development.
- 8) Requirements in RNPP3 are met and that adequate land is secured in perpetuity for the village for allotments, orchard and growing spaces. The Parish Council welcomes further discussions on this point with the developer to secure provision for the Rendlesham community.
- 9) To ensure that habitat & wildlife are not compromised as a result of the proposed development.
- 10) To ensure that Garden Square and Gardenia Close roads are adopted on completion of the development.

Thank you for taking these comments into consideration.

Yours sincerely

Heather Heelis
Parish Clerk