

Rendlesham Neighbourhood Plan

Rendlesham Parish Council

2014 - 2027

Rendlesham Parish Council



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A Neighbourhood Plan for Rendlesham

'To preserve and enhance the quality of life, environmental attributes and economic growth of the neighbourhood and to ensure the infrastructure is in place to create a sustainable community for future generations through the empowerment of local people.'

Rendlesham is a great village with:

- a unique past
- a wonderful community of people who live and do business here
- a dynamic future, full of opportunities

However, for Rendlesham to truly achieve its potential, both as a village and as a centre for surrounding villages, the opportunities for the future need to be harnessed and focussed in a way that makes a real and positive difference to the lives of the residents of the village and our neighbours in the short term, whilst providing a sustainable and thriving community for the future.

Neighbourhood Plans are a new type of planning document by and based on the views of local communities. They are part of the Government's new approach to planning, which aims to give local people more say about how their area is developed. This is particularly important for Rendlesham as the parish is under pressure to provide sites for future housing but lacks the necessary infrastructure to meet the needs of the people who live and work here now.

Rendlesham Parish Council (**RPC**) initiated a request to Suffolk Coastal District Council (**SCDC**) to apply to the Government for Rendlesham to become a Neighbourhood Plan Front Runner in October 2011. As a result, Rendlesham became the first Front Runner in Suffolk in January 2012 and SCDC received £20,000, a substantial proportion of which has been devolved to RPC, to progress our Neighbourhood Plan.

The Rendlesham Neighbourhood Plan (**RNP**) has been advanced by the Neighbourhood Plan Team (**NPT**), made up of Parish Councillors, our District Councillor and, following a public meeting, volunteers from the resident and business communities.

Foreword

There have been a variety of village-wide consultation exercises over the last 18 months, at which many hundreds of people (residents, employers, other parish councils and landowners) have contributed many opinions, ideas and suggestions. Thank you very much for your help, we couldn't have done this without you!

As work on the plan progressed, it quickly became apparent that the community had a priority for the future of our village; to address the need for provision of facilities available at the heart of the village in order to shape Rendlesham into an attractive and cohesive village around a vibrant and active centre; a centre that would support the additional housing growth that will be forthcoming as part of Rendlesham's Key Service Centre status.

Rendlesham has been identified in the Suffolk Coastal Core Strategy (**SCCS**) Hierarchy (2013) as a 'Key Service Centre' (Appendix D: SP19 Table 4.1 and 4.2) and Sycamore Drive has a 'District Centre' designation (Appendix D: SP9). The former describes Rendlesham as being a centre capable of serving the basic daily needs of the people of Rendlesham and our neighbouring parishes. The District Centre designation provides us with the opportunity to further develop our Village Centre to create a sustainable parish.

As a result of our consultation exercises and the SCCS District Centre designation of Rendlesham, the RNP focuses on the Village Centre. The people of Rendlesham have collectively said that they do not want to see any more housing in the village unless the infrastructure is improved for those who already live here. The RNP will define how the community want to see the wider village developing from 2014 - 2027.

The RNP was issued as a draft Plan on 31 March 2014 and was subject to a 6 week consultation period where residents, landowners, businesses and other stakeholders were invited to give their views on it. Following this consultation, revisions have been made to take into account response submissions made during the consultation period. The RNP has undergone a further Pre-submission, Regulation 14, 6 week consultation period prior to the RNP being submitted to SCDC where it will undergo a further 6 week consultation and then an Independent Examination, which will check it for conformity with all other planning requirements and soundness. Once approved by the Examiner, the RNP will go to the residents of Rendlesham for a Referendum, where at least 50% of those voting must approve it for the RNP to become a statutory planning document. (See Fig 1 below which outlines the 8 steps to neighbourhood planning).

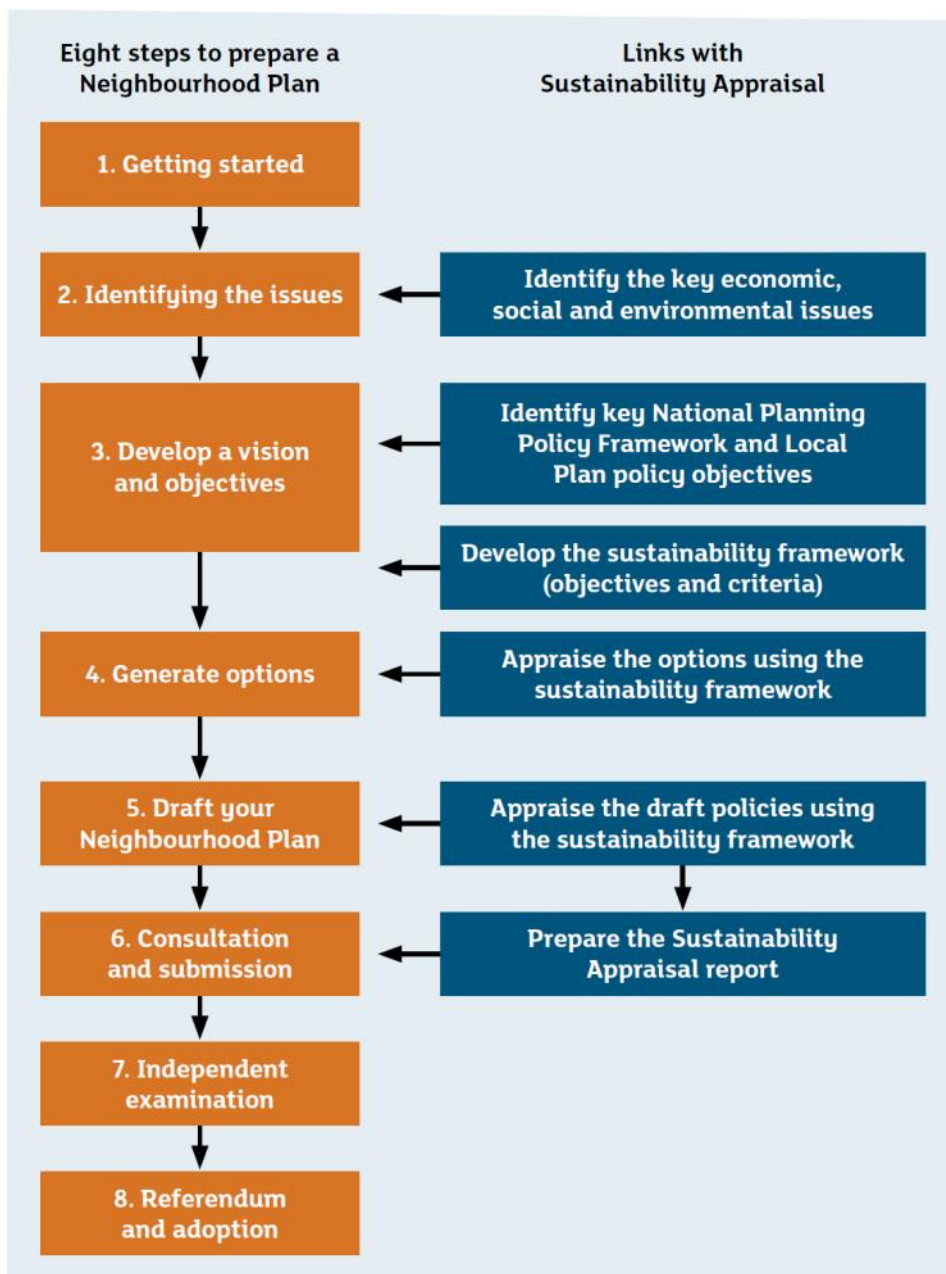
The time is ripe for both the residential and business elements to take a fresh step forward into a maturing and cohesive community. Given the specific issues affecting this community, a Neighbourhood Plan is clearly the ideal, and much needed, tool to guide that process.

We thank you very much for your support and participation in the life and future of our village.

The Rendlesham Neighbourhood Plan Team

Fig 1 How to shape where you live: a guide to neighbourhood planning (CPRE)

Neighbourhood Planning (General) Regulations 2012





Appendices:

A— Decision Notification Letter

B— SASR Response from Natural England

C—Evidence for Affordable Housing

D—Policy Context

E—Sport in Communities

F—Listing of Assets of Community Value: Angel Theatre and Sports Centre

G—Assessment of community & leisure space required in the District Centre

H—Education

I—Bentwaters Master Plan

J—Bentwaters Airbase, former Local Plan inset map

K—Suffolk Coastal Leisure Strategy

L—Area of Outstanding Natural Beauty

M—Summary of lost facilities/services

N—Housing stock and neighbourhoods of Rendlesham

O—Village Asset Map

P— Analysis of bus survey

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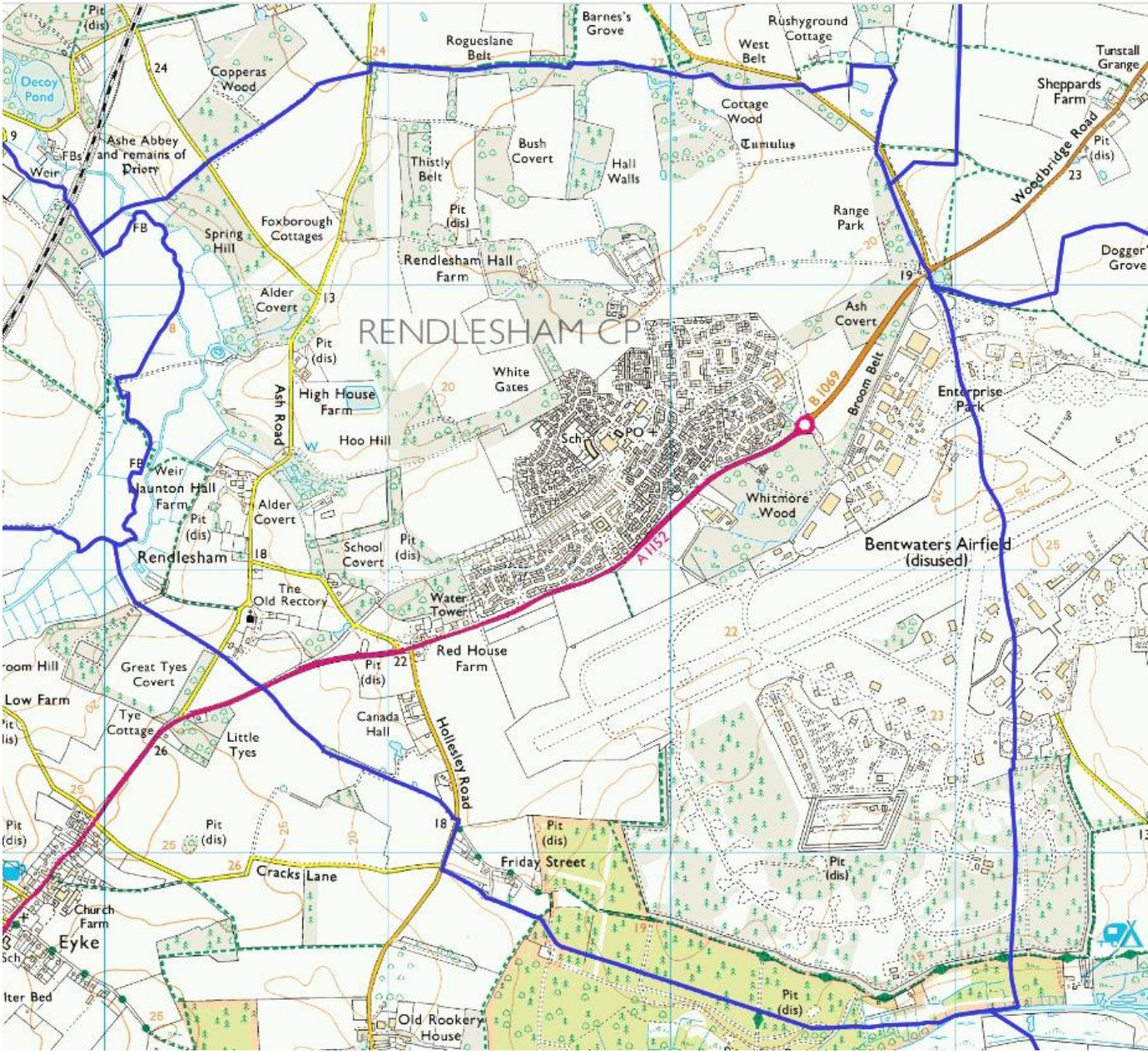
Glossary

AONB	Area of Outstanding Natural Beauty
CIL	Community Infrastructure Levy
CSDM	Core Strategy Development Management
DMP	Development Management Policies
EU	European Union
HRA	Habitat Regulations Assessment
MEP	Member of European Parliament
MOD	Ministry of Defence
MP	Member of Parliament
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPT	Neighbourhood Plan Team
RNP	Rendlesham Neighbourhood Plan
RNPP	Rendlesham Neighbourhood Plan Policy
RPC	Rendlesham Parish Council
SAPS	Suffolk Advisory Parking Standards
SASR	Sustainability Appraisal Scoping Report
Saved Policies	Policies retained from the old Suffolk Coastal Local Plan incorporating first and second alterations
SCC	Suffolk County Council
SCCS	Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document July 2013
SCDC	Suffolk Coastal District Council
SCLP	Suffolk Coastal Local Plan
SCLS	Suffolk Coastal Leisure Strategy
SHLAA	Suffolk Coastal Housing Land Area Assessment
SR	Sustainability Review
SSSI	Site of Special Scientific Interest
SWOT	Strengths, Weaknesses, Opportunities and Threats
USAF	United States Air Force



The water tower, A1152

Map of Rendlesham Chapter 1



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Fig 2.

Key

 Parish Boundary and Neighbourhood Development Area



How the Rendlesham Neighbourhood Plan fits into the Planning System: Chapter 2

Introduction

2.01 Although the Government's intention is for local people to decide what goes on in their villages, the Localism Act 2011 sets out important basic conditions. One of these is that all Neighbourhood Plans must have regard to national policies and another is that they must be in general conformity with strategic policies of the adopted Local Plan. This means Neighbourhood Plans have regard to the National Planning Policy Framework (NPPF) and must be in general conformity with local policy. For us in Rendlesham, the most important Local Policy document is the Suffolk Coastal Core Strategy (SCCS) that was formally adopted by the District Council on 5th July 2013.

2.02 The strength of the RNP will be the creation of specific planning policy directly relating to Rendlesham and this is how the local community will shape the future of the village they live and work in.

2.03 In addition, Neighbourhood Plans must be compatible with European Union (EU) obligations. Relevant EU obligations to the neighbourhood planning process are those relating to Strategic Environmental Assessment, protected European Habitats and Human Rights Legislation.

2.04 A fourth basic condition/requirement is that Neighbourhood Plans need to contribute towards the achievement of sustainable development in the plan area. An important part of the process is to ensure that the RNP has been sustainably prepared and this is evidenced through the Sustainability Review (SR).

2.05 The current planning system has given local people the power to decide how the District Centre should develop to provide the infrastructure necessary to support the current and growing community. When passed by the Rendlesham Referendum (Fig 1—page 5), the policies contained in the RNP will be applied by the Planning Department at SCDC when planning applications in Rendlesham are considered. Without the RNP, SCDC would make these decisions on behalf of the people of Rendlesham using the SCCS policies. The RNP aims to build on these SCCS policies to meet the needs of the people of Rendlesham.

National Planning Policy

2.06 The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF states that the policies in paragraphs 18-219, constitute the Government's view of what sustainable development in England

How the Rendlesham Neighbourhood Plan fits into the Planning System

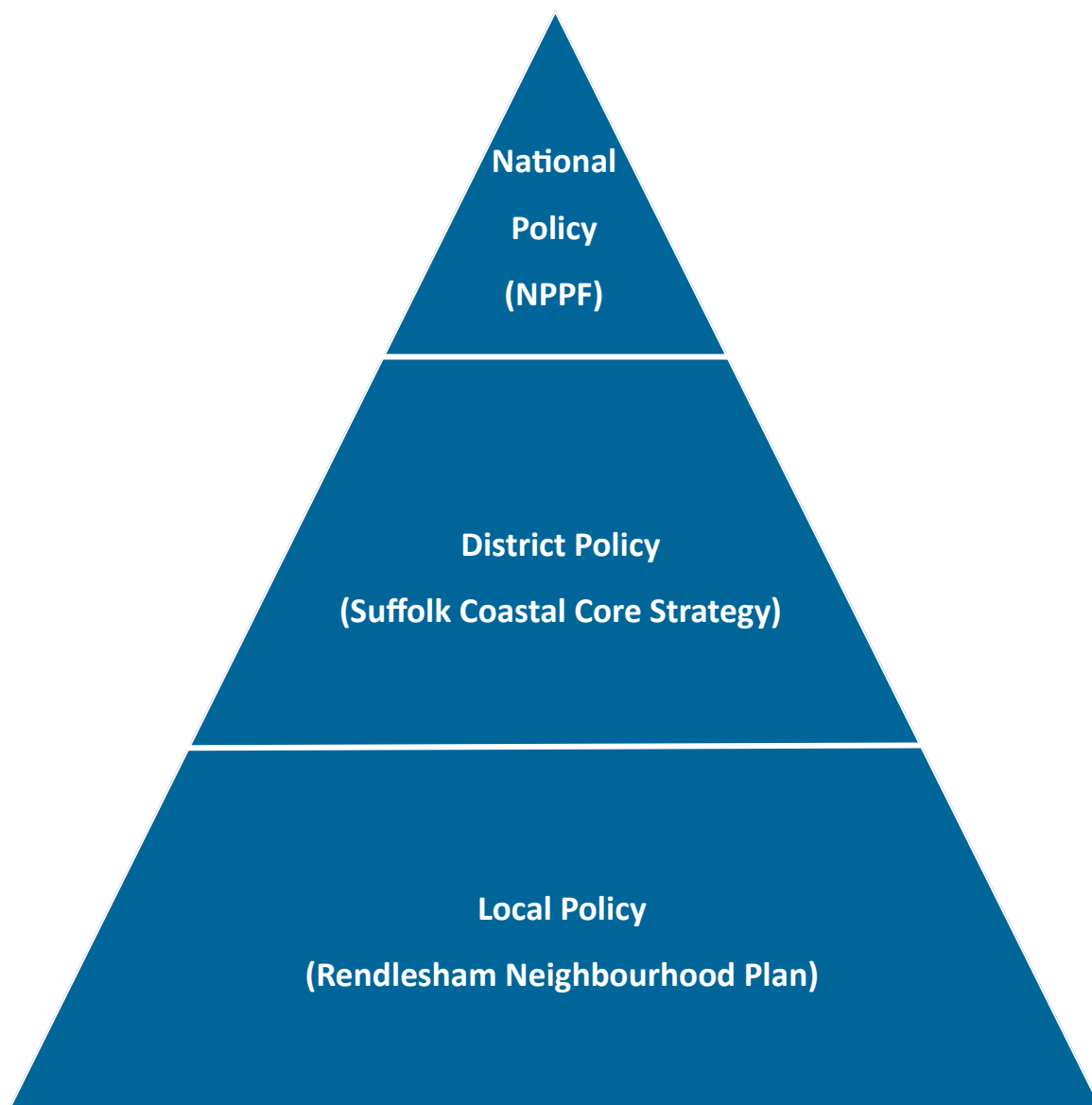


Fig 3. Planning Policy hierarchy in relation to the Rendlesham Neighbourhood Plan

means in practice for the planning system. The principles laid down in paragraph 23 *“In drawing up Local Plans, local planning authorities should: recognise town centres as the heart of their communities and pursue policies to support their viability and vitality”* relate directly to the objectives of the RNP in preservation and regeneration of the centre

of the village through the designation of the District Centre. The NPPF lays down the three mutually dependent dimensions to planning in terms of its economic, social and environmental roles. It further states in paragraph 17 the 12 core planning principles (Appendix D).

How the Rendlesham Neighbourhood Plan fits into the Planning System

2.07 The National Planning Practice Guidance (NPPG) supports and informs the government's National Planning Policy Framework (NPPF) which was published in March 2014 and sets out the Government's planning policies for England and how these are expected to be applied.

2.06 The NPPG defines a Town Centre as:

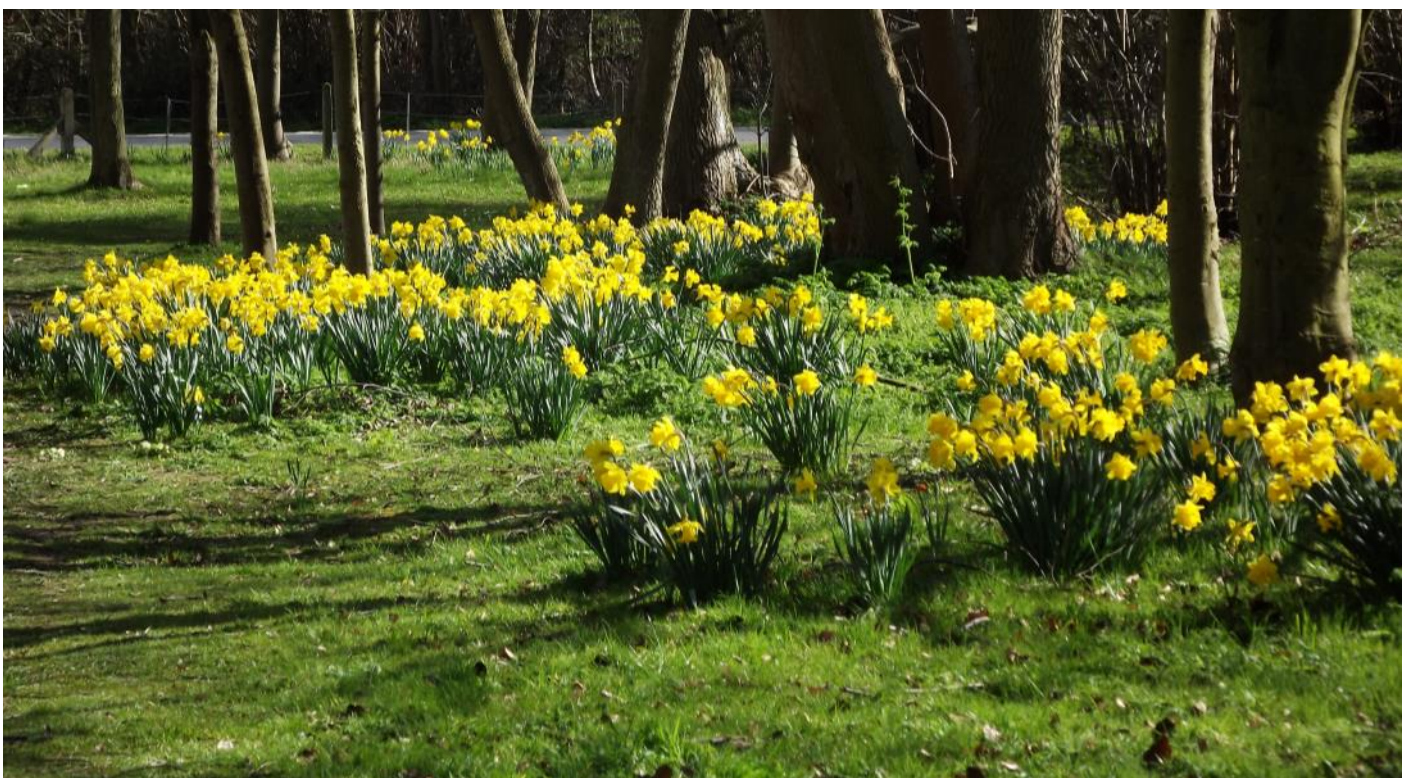
“Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely

neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.”

2.08 Rendlesham has a District Centre as identified in policy SP9 of the SCCS. The NPPF policies on town centres are therefore relevant to the RNP .

District Policy

2.09 The SCCS sits within a suite of documents in the new Local Plan. The Local Plan will set out the spatial policies, guidance, land use designations and site allocation against which all planning applications and other development proposals will be assessed (Fig 4 – page 14). The SCCS sets out the strategic



Daffodils, Whitmore Copse

How the Rendlesham Neighbourhood Plan fits into the Planning System

vision for the district and its communities. This **Neighbourhood Plans**

also includes the Development Management Policies (DMP) which will be used in the determination of planning applications.

2.10 Neighbourhood Plans are documents prepared by Town and Parish Councils under the Neighbourhood Planning (General) Regulations 2012 and contain specific policies for an individual parish, or group of parishes. They are required by Government to meet four basic conditions.

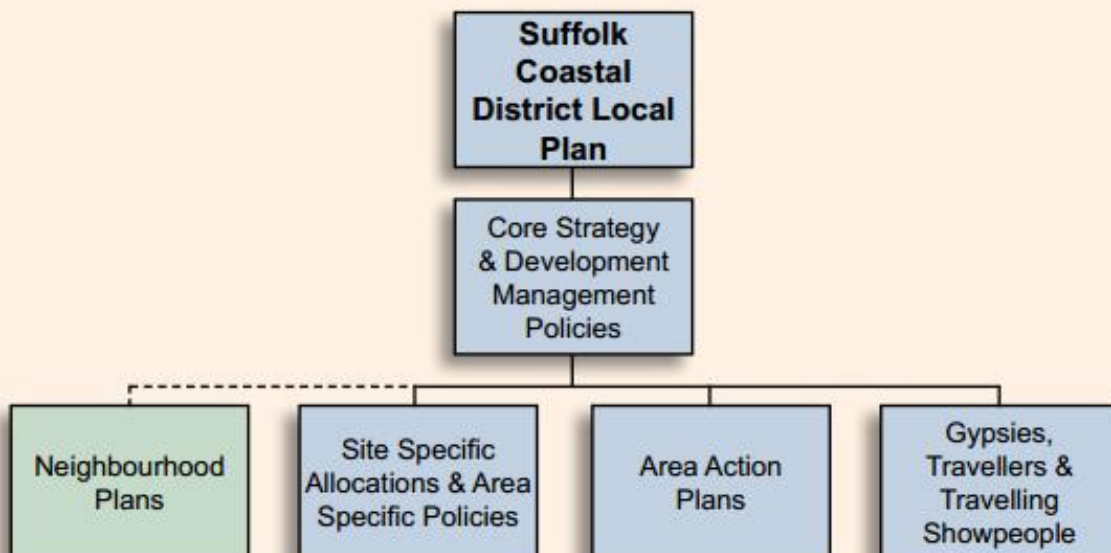
Fig 4 Suffolk Coastal Local Plan Structure

The 'new' Local Plan

The new Local Plan (formerly known as the Local Development Framework or LDF) will set out the spatial policies, guidance, land use designations and site allocations against which all planning applications and other development proposals will be assessed.

The new Local Plan will be made up of the following documents:

- **Core Strategy & Development Management Policies DPD** sets out the strategic vision for the district and our communities. This also includes the Development Management Policies which will be used in the determination of planning applications.
- **Site Specific Allocations & Area Specific Policies DPD** will contain the policies applying to specific sites, locations and areas within the district. It will also allocate land for development, covering a variety of uses from housing, to new sites for employment and retail uses.
- **Area Action Plan DPDs** are documents focusing on the future development of specific towns or areas, with a specific focus on regeneration.
- **Gypsies, Travellers & Travelling Showpeople DPD** will allocate land to accommodate the identified housing needs of the Gypsy, Traveller and Travelling Showpeople communities.
- **Neighbourhood Plans** are documents prepared by Town and Parish Councils and contain specific policies for an individual parish, or group of parishes. They are required to be consistent with the NPPF and this Core Strategy.
- **Proposals Map** shows adopted policies in a geographical format and will be updated as each document is adopted. The Proposals Map will initially be derived from the Suffolk Coastal Local Plan (incorporating 1st and 2nd Alterations). Amendments resulting from this Core Strategy are set out in Appendix D.



How the Rendlesham Neighbourhood Plan fits into the Planning System

Neighbourhood Plans need to:

- Have regard to national policies
- Contribute towards the achievement of sustainable development
- Be in general conformity with the strategic policies in the adopted Local Plan
- Not be in breach of EU obligations.

were considered and an approval decision was issued on 29 October 2013. (Appendix A)

2.11 The RNP will contain policies that are in conformity with the NPPF and the SCCS. These policies will be specific to Rendlesham and reflect the aspirations of the community.

2.12 An application for the Neighbourhood Area Designation was submitted to SCDC on 8 November 2012 and consulted on between 26 April 2013 and 21 June 2013. Representations

2.13 The RNP confirms that the Neighbourhood Development Plan (NDP) applies to the whole of the parish of Rendlesham and that no other NDP has been made for the neighbourhood area. The NDP does not relate to more than one neighbourhood area.



Village sign



A brief history of Rendlesham

Chapter 3

Rendlesham, a royal residence...

- 3.01 Rendlesham has a long history focussed along the valley of the River Deben. The current research project (3.09) has produced extensive evidence of later prehistoric and Roman occupation. There is a Scheduled Monument, a Bronze Age funerary monument within the parish.
- 3.02 It is a matter of historical record that Rendlesham was once the capital of the Anglo Saxon Kings of East Anglia. Their seventh-century royal estate would probably have included Bromeswell, Eyke and Sutton.
- 3.03 There is every chance that the name Rendlesham comes from the Anglo Saxon words for 'the home of the shield'. Sutton Hoo would have been the southern edge of Rendlesham. According to the tradition of the day, great leaders were to be buried on a hill, overlooking water.
- 3.04 King Raedwald, whose ship burial it is widely believed was the one found at Sutton Hoo, was a member of the Wuffinga family. He was a descendant of Wuffa, the first king of the East Angles.
- 3.05 According to Bede, Raedwald was baptised in Kent but it was said that his royal church, possibly on the site of the medieval St Gregory's Church, had two altars (one Christian, one pagan). Raedwald had become a Christian; his wife remained a pagan...
- 3.06 Dr Sam Newton, the Suffolk born Anglo Saxon scholar, describes Raedwald as the first King of England. Following his victory in the Battle of the Idle (northern England) ***"Raedwald would have been the first English king in recorded history to be overlord of both Northern and Southern Britain. There followed a time of great peace and prosperity"***.
- 3.07 His grave goods would indicate a very high status person – the beautiful master-crafted helmet and sword, the Egyptian Coptic bowls, the mint condition Merovingian coins (France), the garnets from India...
- 3.08 Rendlesham was well-known and well-recorded in Anglo Saxon times. Bede records that King Swithelm (of Essex) was ***"baptised in the kingly town that is named Rendlesham"*** and that therefore this, according to Newton ***"implies a complex of buildings including a great hall besides the royal church where King Swithelm was baptised."*** Swithelm's ancestor, Raedwald, is identified with the great ship burial in the early 7th century at Sutton Hoo, just 4 miles away along the River Deben.
- 3.09 Until very recently, it was thought that the royal hall of the Wuffingas at Rendlesham would most likely have stood near St Gregory's Church but, as insufficient evidence had been

A Brief History of Rendlesham

found to substantiate this, it remained conjecture. In March 2014, it was revealed by Suffolk County's Archaeology Conservation Team that the location of an Anglo Saxon settlement, which had been in existence for 300-400 years, and which included evidence of both high status craft workers and high status residents had been located through the use of geophysics. (Nothing would remain of wooden buildings because of the acidic soil, it is only through geophysics that 'stains', such as those left by completely rotted wooden posts, can be located.) A new exhibition at Sutton Hoo called

Rendlesham Rediscovered has been created to share the immediately available information but, the archaeological research will continue and it will be some considerable time before the detailed papers are produced. In the meantime, Rendlesham is being referred to in the press as the "Village of the Kings".

3.10 Despite the decline of the Anglo Saxon dynasty, Rendlesham must have continued to be a settlement of good size into medieval times as St Gregory's is the largest church in the locality. St Gregory's is a Grade I designated heritage asset, the highest level of



Rapeseed field

A Brief History of Rendlesham

designation for a building. However, there are very few buildings around the church today and Rendlesham does not seem to have been anything more than large farms and a few houses in more recent centuries. Two of the buildings: Naunton Hall and The Old Rectory are Grade II listed buildings.

- 3.11 The large manor house of Rendlesham Hall was constructed in 1780. It was acquired by Peter Thelluson, in the name of his son, in 1796. This son, the first Lord of Rendlesham, went into politics as a member of parliament. The Hall was destroyed by fire in 1830 and was rebuilt by the 5th Lord of Rendlesham in 1871. After his death in 1911, it was converted into a sanatorium and was then used by the British Army in World War Two. After that it stood empty until it was demolished in 1949.
- 3.12 The airfield, which became known as Bentwaters, was begun in 1942 on the east of what became the A1152 and was used by the RAF in World War Two.
- 3.13 In 1951, control of Bentwaters was transferred to the United States Air Force (USAF) who, having developed the airbase, then began to develop the land to the west of the A1152 for domestic buildings, creating one of the biggest American airbases in Europe.
- 3.14 During the 1980s there was an immense rebuilding programme.
- 3.15 Following the cessation of the Cold War, the USAF left Bentwaters/Rendlesham in 1993. Thereafter, the entirety of the base, both technical and domestic, was sold by the MOD to Suncourt (Property Developments) Ltd. Following the failed application to use the technical base as an airport, the land to the east of the A1152 was sold again and has since been developed as a Business Park.
- 3.16 SCDC agreed with the developer that almost all of the American-built buildings on the domestic base could be demolished and that the domestic base would accommodate new-build housing. See Appendix I.
- 3.17 The following overall village development plan is taken from a Suncourt (Property developments) Ltd publication wherein an *'ambitious and visionary Master Plan for the entire residential area'* is described:
- *520 high quality new homes from 2-6 bedrooms*
 - *state of the art sports centre with 42 station gym and free weights*
 - *On-site general practice surgery and medical centre*
 - *Otley College Outreach Centre*
 - *Theatre and conference centre with banqueting and other facilities*
 - *Convenience shopping at on-site 3000 sq ft*

A Brief History of Rendlesham

general store

- *Cafe/diner and hot food take away*
- *Extensive community centre and associated play areas*
- *Local business park offering wide range of employment opportunities*
- *Outstanding landscaping and public open space*

3.18 The following is also taken from the same publication:

'Only very rarely do opportunities like this arise. The new homes at Rendlesham Heath are forming an integral part of a village which already boasts substantial modern community buildings as well as modern housing. Many of the facilities are of the standard you would expect of a small town, and the village is to be found close to both beautiful countryside and within easy distance of major urban attractions.

With the release of all the existing homes the land owners Suncourt (Property developments) Ltd have now embarked on an ambitious and visionary Master Plan for the final regeneration of the entire residential area. This includes plans that incorporate the best of a great sports and arts legacy from the USAF and modern up to the minute services and facilities to create a self-sustaining settlement for the 21st century.'

3.19 Despite the good intentions, the Master Plan to develop the Business Park and the domestic base together was not achieved.

3.20 Almost all of the USAF buildings on the domestic site were demolished and the parish was left with five original structures, which were not houses. Of these, two were retained by the landowner and, as part of the overall Village Redevelopment Plan, were deemed as having community benefit (the Sports Centre and Angel Theatre). By 2009, both the '*great sports and arts legacy*' buildings had been closed by Suncourt, now operating as Walnut Tree Property Ltd. Both buildings have been standing empty on unkempt sites and, since December 2012, have been the subject of a planning application to demolish them to make way for a further 49 houses.

3.21 This RNP has been produced, not to stop development, but to ensure that the right development happens in the right place with the right infrastructure to support the aspirations of a growing community.

3.22 To this end, provision has been made to provide for the infrastructure and guidance for housing and economic growth so the village can move forward in a balanced and holistic way.

4.01 In 2014, the whole of the parish of Rendlesham, encompassing a few older homes such as those near St Gregory's, some homes built by the Americans and the extensive, recent new build developments, along with part of the Bentwaters business park are what combine to make Rendlesham what it is today, a large village of approximately 1,250 homes with over 3,000 residents.

4.02 This growth has brought about opportunities such as housing for first time buyers and an increased market for rented accommodation. However, it has also brought about challenges such as lack of community cohesion and infrastructure.

4.03 The village primary school, which includes a nursery, has previously been over-subscribed.

The County Council have agreed to an expansion which supports the growing number of children in the village. The village also has a range of retail and services outlined in Appendix M. There are two churches in Rendlesham, medieval St Gregory's and the USAF built St Felix . The Maharishi Foundation also has a presence in the village and has planning permission for an education centre. As noted above, the former Angel Theatre and the Sports Centre, which are currently not available for the community to use, remain as unused buildings. Both these buildings are recognised as Key Facilities by SCDC and are registered with SCDC under the Localism Act as Assets of Community Value. (Appendix F).

4.04 The Neighbourhood Area has been defined by the parish boundary, which includes the following:

Sports Centre



Angel Theatre



Population

4.05 The total population of Rendlesham is 3,013 according to the 2011 Census from the Office of National Statistics. The population has nearly doubled in the past 10 years from 1,635 to 3,013, due to the increase in housing stock. The population will continue to grow; there are a number of outstanding planning applications which will continue to be built out. There is also one outstanding housing

allocation under the old 'saved policies'.

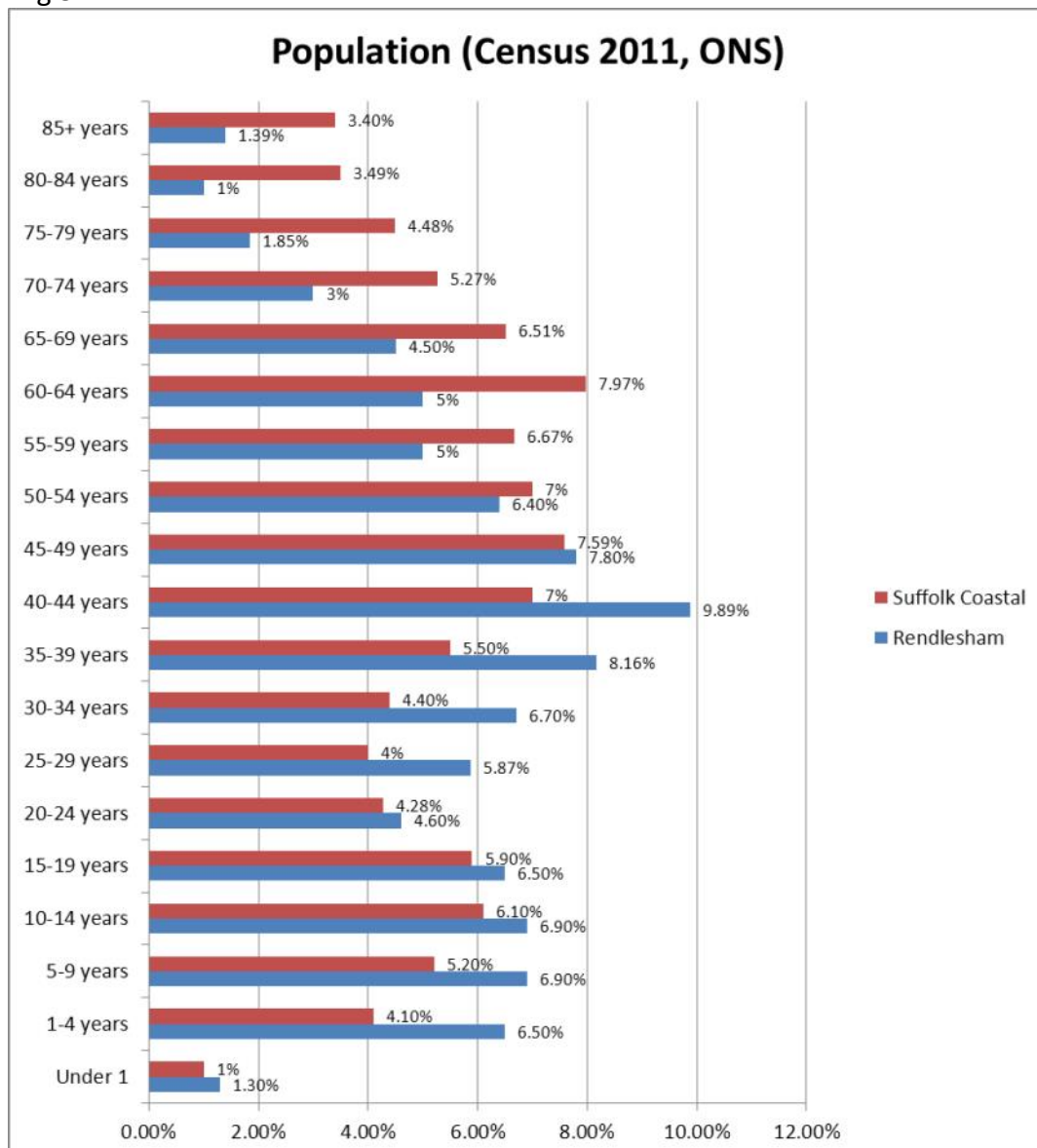
Future scales of housing are not addressed in the RNP but will be dealt with by SCDC in conjunction with the Parish Council as part of the SCDC site specific allocations work.

Rendlesham has a young population, compared to other Suffolk Coastal villages (Fig 5).

4.06 In addition to the immediate population of Rendlesham, SCDC recognise that

Rendlesham

Fig 5



also serves a wider population (Fig 6) estimated at 3,708, generating a total population served by Rendlesham at 6,721. The parishes in Fig 7 are based on proximity and transport routes to Rendlesham and proximity to other District/Town Centres such as Woodbridge in conjunction with the cluster group used by the SCDC Leisure Strategy.

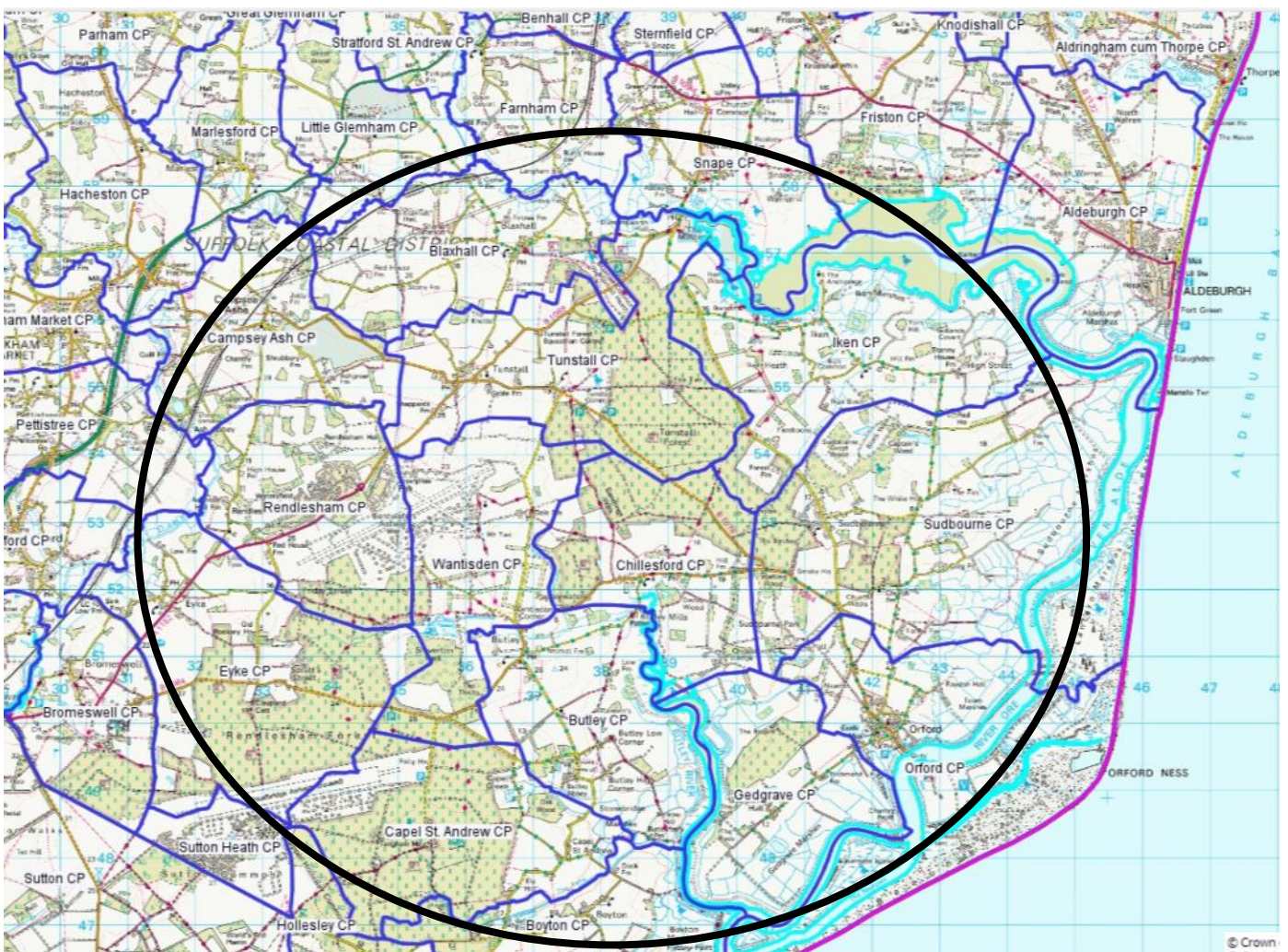
Population figures (2011 Census Profile)

Boyton	147
Campsea Ashe	375
Eyke	362
Capel St Andrew parish group	383
Orford	713
Sudbourne	309
Iken	101
Tunstall	513
Blaxhall	194
Snape	611
	3708

Figure 7 SCLS cluster group population figures

Housing

Figure 6 SCLS cluster group



4.07 Rendlesham encompasses a high-density residential area consisting of 1,231 homes, a small cluster of older properties to the south of the parish and additional outlying properties. Rendlesham has seen significant growth in the past 10 years with an increase of 64% from the total housing stock at 2001¹. Whilst housing has increased rapidly the growth of retail and community facilities has not been commensurate with that of the housing growth over the past 10 years. Provision of leisure and sporting facilities have declined with the closure of the Angel Theatre and the Sports Centre. A summary of what has been lost since the USAF left Bentwaters and

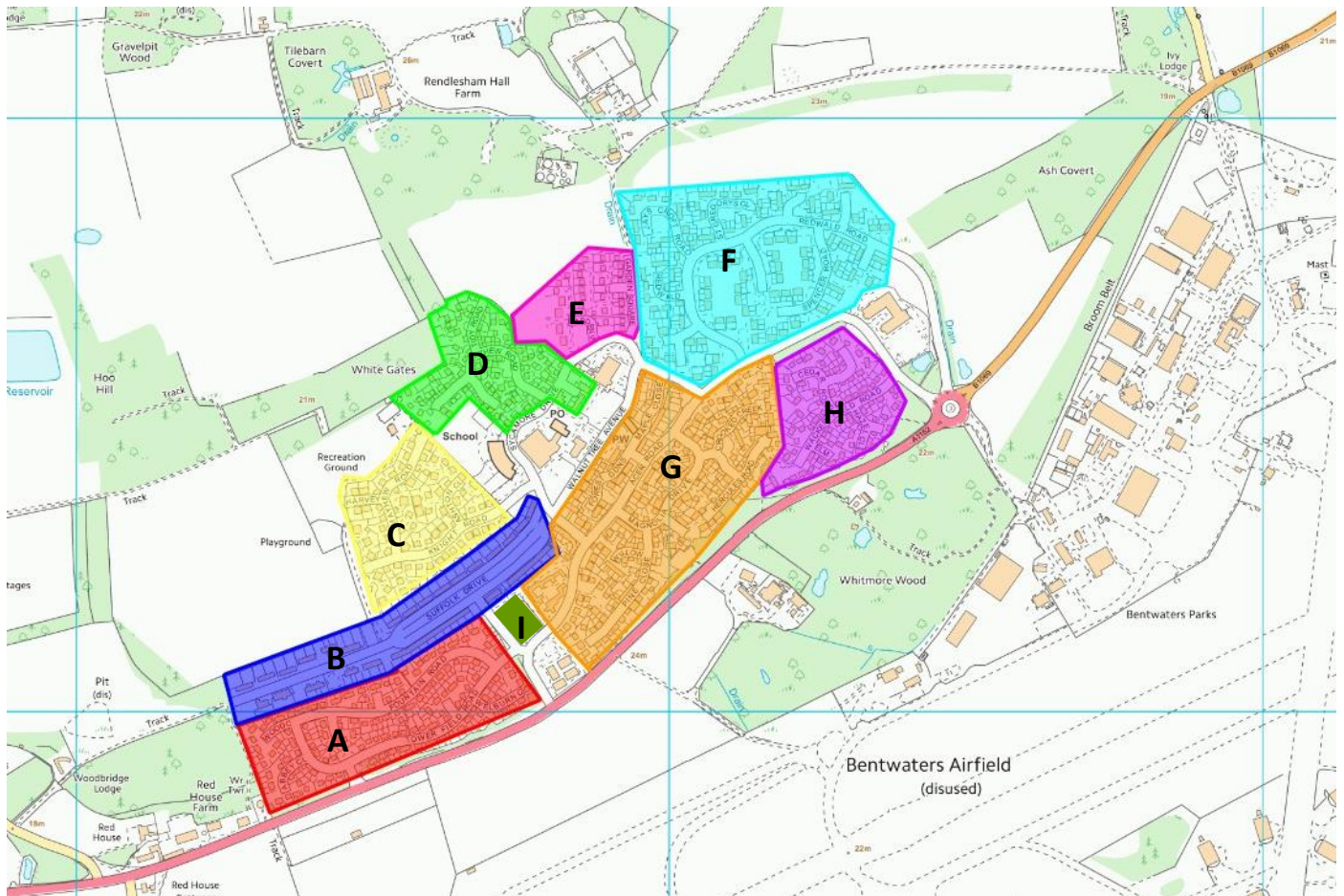
what currently exists today can be found in Appendix M.

4.08 Rendlesham is classed as a Key Service Centre (Appendix D—Table 4.1). Houses continue to be built under existing planning permissions and a site allocation for a further 75+ homes still remains under the previous Local Plan.

4.09 Rendlesham has a diverse range of housing stock as shown in Appendix N. The way the village has developed has led to distinct neighbourhoods within the community (Fig 8) which are further explained in Appendix N.

Area of Outstanding Natural Beauty (AONB)

Fig 8 Rendlesham neighbourhoods



¹ Suffolk Coastal District Council Housing Stocks, March 2011

4.10 Half the parish lies within the Suffolk Coast and Heaths AONB and includes part of Rendlesham Forest as well as the Bentwaters business park (former USAF airbase). The RNP acknowledges the AONB national designation and the policies contained within the AONB Management Plan and SP15 (SCCS), below:

Objective

2.23 Commercial farming and forestry helps to support the special qualities of the area.

2.23.2 Inform the development of the next Forest Design Plans for Rendlesham and Tunstall forests to deliver landscape and wildlife enhancements.

2.24 Multi-objective management of the Sandlings forest helps to improve landscape, biodiversity and recreation.

4.11 The RNP has nothing further to add to the above objectives, however, further information on the AONB can be found in Appendix L .

Bentwaters business park

4.12 An industrial area, of predominantly B Class uses, sited in the AONB, mainly consisting of brick built and warehouse type buildings (former USAF buildings), housing a range of businesses of varying sizes in buildings used for a variety of purposes from agricultural storage to filming.

4.13 The Bentwaters business park is currently subject to a planning application and Master Plan for the site. This application is under determination by SCDC. The settlement was originally derived through the SCCS policy AP161 which put in place the future uses of the technical base following the exit of the USAF, and is also covered under SCCS policies SP5 and SP7.

4.14 There is potential for employees/business in the Bentwaters employment area to use facilities in the District Centre. Easy to access, the District Centre could provide not only retail and service provision but also leisure and sporting facilities. Examples of this would be the 'lunchtime' or 'after work' fitness suite session, use of the cash machine, food shopping on the way home from work or a takeaway. In essence, any facility would be available for use.

4.15 This RNP recognises that the Bentwaters business park exists as an employment site within the Neighbourhood Area but has nothing further to add to the policies that already exist in the SCCS.

Retail and Service Provision

4.16 There is a limited range of retail and service outlets in the District Centre (a convenience store, a hair dressers, takeaway, bar and vets) and residents have to travel outside of the parish to access other retail services. There are 2 pharmacies in the parish; one based at the doctors' surgery and one based at Rendlesham Mews which lies just south of the village and has no pedestrian access to it.

Appendix O gives an overview of village assets, including retail and service provision, and their location.

4.17 It has been recognised by SCDC and through the RNP that there is a current lack of retail provision in the District Centre, evidenced through both consultation and the siting of retail units on the outer edge of the village in Rendlesham Mews.

Leisure

4.18 The closure of the Angel Theatre and Conference Centre in 2007 and of the Sports Centre in 2009 by the owners, have resulted in the loss of valuable community facilities. These buildings now stand empty. A playing field, basic hard surface multipurpose court and small pavilion were provided by one of the developers. However, it was only in March

2014 that this land, now known as Jubilee Park, was transferred to RPC. Prior to the transfer it was not possible to make full use of Jubilee Park as a sports field as the pavilion was not available for use. RPC will ensure that both the recreation space, and pavilion will be fully utilised. There are no indoor leisure facilities in Rendlesham following the closure of the Sports Centre.

Getting around

4.19 The majority of people living and working in Rendlesham use a car, however, a recent survey (March 2013, Appendix P) indicated that there was a recognised need for public transport in the evenings and on weekends following the withdrawal of evening and weekend services from the village. An hourly bus service exists weekdays and on Saturday from 7am until 6pm.

4.20 The map in Appendix O shows where the key facilities in Rendlesham are located and public transport routes exist. The RNP conforms with SCCS policy SP11 by looking at ways people can access facilities and services by means other than car journeys. A significant contribution towards this is providing facilities and services locally, enabling people to cycle, walk, or use public transport. People have

demonstrated through the RNP consultation that if provided, people would access services locally, taking some traffic off the roads. Fig 31—page 56 demonstrates that the majority of the population can access the District Centre by foot or bicycle within 6 minutes.

4.21 Fig 9 provides a brief analysis of facilities in key towns that can be accessed by public transport. Issues arising are the lack of public transport in the evenings and Sundays/Bank Holidays when people would like to access

leisure activities, eg eating out, cinema, theatre, sports, etc. Another is access to the doctors’ surgery in Wickham Market (the same practice operates the part-time surgery in Rendlesham). When doctors’ appointments are not available in Rendlesham, patients are offered appointments at the Wickham Market surgery, a 22 mile round trip by bus. A daytime community bus service is in operation, however, journeys need to be booked a week in advance which causes difficulty for some people.

Fig 9

Facilities	Location	Distance from Rendlesham (round trip)	Public transport options
The lists below give some examples of facilities found in the locations and is not exclusive			
Convenience store, petrol station, tennis courts, recreation ground	Melton	9 miles	Hourly bus service *
Library	Woodbridge	12 miles	Hourly bus service *
Wickham Market Doctors’ surgery, cafés, supermarket	Wickham Market	22 miles	Hourly bus service to Woodbridge *, change for bus to Wickham Market
Tennis courts, high street shops, alternative doctors, supermarkets, cinema, swimming pool, fitness suite, garden centre, restaurants, theatre, recreation ground, petrol stations	Woodbridge	12 miles	Hourly bus service *
Nearest train stations	Melton Wickham Market (Campsea Ashe) Woodbridge	8 miles 3 miles 6 miles	Hourly bus service * No public transport available Hourly bus service *
Sports centre, shops, supermarket, takeaway, independent shops	Leiston	28 miles	Hourly bus service to Aldeburgh *, change for bus to Leiston
Sports centre, out of town supermarket and shops, bowling	Martlesham	19 miles	Hourly bus service *
Sports centres, high street shops, cinema and shops, restaurant, Swimming pool, theatre	Ipswich	27 miles	Hourly bus service *
Sports centre, wide range of high street shops, swimming pool, cinema, cafés, restaurants	Felixstowe	52 miles	Hourly bus service * change in Ipswich to Felixstowe (bus or train)

*no buses in the evening, Sunday or Bank Holidays



5.01. A SWOT Analysis has been undertaken based on the evidence collated in the Consultation and Communication Strategy. The findings are the community's and are represented below.

5.02 The purpose of the SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis is to provide information on our strengths and weaknesses in relation to the

opportunities and threats that Rendlesham faces.

5.03 The Strategy from the SWOT analysis is to:

- Build on the strengths. (Fig 10)
- Recognise weaknesses and address, where possible. (Fig 11—page 30)
- Take advantage of opportunities. This is what drives the strategy. (Fig 12—page 31)
- Recognise threats to the sustainable future of the parish and take steps to minimise the effects. (Fig 13—page 31)

Fig 10

Strengths

- ⇒ **A very diverse spread (age, gender and socio economic) of people who live in this area (Fig 5, RNP).**
- ⇒ **A very diverse range of accommodation, rented, owner occupied, 1-7 bedrooms. Starter homes, through to large family homes. This could be a sustainable village, if the centre had the infrastructure to support the community.**
- ⇒ **A wonderful surrounding environment. Half of the parish falls within an AONB, and contains part of Rendlesham forest, open spaces and mature trees. (Ref AONB Management Plan & Designation Plan— SASR).**
- ⇒ **Good infrastructure of cycle paths and footways within the defined physical limits (village envelope). Cycle and pedestrian shared space schemes are present in and around the District Centre. Interconnecting paths between roads reduce walking time to the District Centre.**
- ⇒ **A range of employment opportunities both within and in easy reach of Rendlesham (Bentwaters Park, Rendlesham Mews, District Centre, Rockford House).**
- ⇒ **A growing community spirit. An established and evolving community network – a Parish Newsletter, website and a growing number of new clubs and organisations. A community with aspirations for the development of more community activities (Figs 27, 28, 30, 32).**
- ⇒ **Support for the RNP from the District Councillor, County Councillor, Suffolk Coastal MP and European MEP as well as Suffolk Coastal District Council and Suffolk County Council.**

Fig 11

Weaknesses

- ⇒ **The Master Plan for Rendlesham has not achieved the aspirations and expectations of the people who live and work in Rendlesham. While housing has increased, local facilities have been lost (the Sports Centre and the Angel Theatre and Conference Centre) see Chapter 3: 3.20.**
- ⇒ **Erosion of the District Centre to housing (see pages 46-47).**
- ⇒ **Lack of investment in terms of retail infrastructure in the District Centre. (Figs 26 & 29).**
- ⇒ **Facilities and opportunities within Rendlesham are not adequate for Rendlesham to be a sustainable village (Fig 26 & page 57: 9.23).**
- ⇒ **There are specific areas in Rendlesham that contain unused *public buildings* and areas of neglect. These are recognised as Key Facilities in the SCCS. The facilities are there but not available for use and are under threat.**
- ⇒ **Lack of access and physical obstruction to the surrounding countryside to the north from Rendlesham as identified in the consultation event held March 2013.**
- ⇒ **Lack of safe pedestrian and cycle access to the District Centre from Friday Street, Rendlesham Mews and Old Rendlesham (Chapter 13: Economic Development).**

Community improvements to the entrance to the Village Square.



Fig 12

Opportunities

- ⇒ **A community that is motivated to work towards planning a better future evidenced through the application for Neighbourhood Plan status and the attendance and participation at consultation events.**
- ⇒ **To create a District Centre that will provide the leisure, educational, retail and community infrastructure to support a growing community (SCCS).**
- ⇒ **A village school with the capacity to accommodate the primary school age population of Rendlesham, recognised by Suffolk County Council through their commitment and investment to provide a temporary classroom and their future investment in the extension of the school building.**
- ⇒ **As a Key Service Centre and designated District Centre in the SCCS, Rendlesham has been identified as being strategically significant for the surrounding hinterland parishes in the SCCS.**
- ⇒ **The potential open space and community value of the village green (Fig 36).**
- ⇒ **The Localism Act 2011 – registration of the currently unused public buildings as Community Assets.**
- ⇒ **25% funding (uncapped) from the Community Infrastructure Levy (CIL).**

Fig 13

Threats

- ⇒ **Loss of land in the District Centre to uses other than leisure, education, retail and community infrastructure which should support a growing community.**
- ⇒ **Loss of land in the District Centre will prevent the provision of community infrastructure in the centre of the village.**
- ⇒ **The RNP is not 'made'.**
- ⇒ **Lack of a 5 year housing land supply at the District Council level.**



6.01 Consistent feedback from all the consultation events (ref Consultation Statement) has been that infrastructure facilities/services are not adequate to support the current population as evidenced in the Household Survey (March 2013, ref Chapter 9). It is therefore central to the future-proofing of Rendlesham to first look at the District Centre, as outlined in the SCCS (SP9 and AP159, Appendix D) to help fulfil the vision for Rendlesham. The facilities that would help create a sustainable village should be planned in the expectation of an increase in population and give those businesses that are reliant on footfall the opportunity to be in the centre of the village. The District Centre facilities/services will have much wider benefits by also serving the surrounding parishes. (Figs 6 & 7—page 23)

6.02 There have been many definitions of sustainability. For the purpose of the RNP sustainable development is:

"Development that meets the needs of the present without compromising the ability of future generations to meet their needs"

Brundtland Commission

What will this Plan cover?

6.03 This Plan will:

- Define the physical boundary of the District Centre.
- Identify the mix of land uses that will take place within the District Centre.
- Set the principles for sustainable transport and access in relation to the District Centre.
- Designate the Village Green as a Local Green Space.
- Set the principles for sustainable housing growth outside of the District Centre to be allocated through the SCDC site allocation process.
- Set the principles for the economic wellbeing of Rendlesham.
- Set the principles for the key environmental and traffic issues raised.

6.04 **The RNP will build on the foundation of the District Centre site allocation by:**

Covering the issues and options relating to the wider neighbourhood area as a Key Service Centre as defined in the SCDC Core Strategy Table (Appendix D)

- **Housing**
- **Site Specific Allocations**
- **Transport**
- **Local Economy**
- **Leisure and Recreation**

The key issue identified by the community is the decay of the village centre.

6.05 The overwhelming message from the many consultations that have been carried out over the last 18 months has been that the residents of Rendlesham have serious concerns with the way that the centre of the village has been allowed to decay. The strong feeling is that the heart of the village is shrinking and dying because of the closure of the Sports Centre and the Angel Theatre and the lack of opportunity for other businesses to relocate to the District Centre. It therefore follows that, the priority for the RNP should be to safeguard and develop the District Centre as a

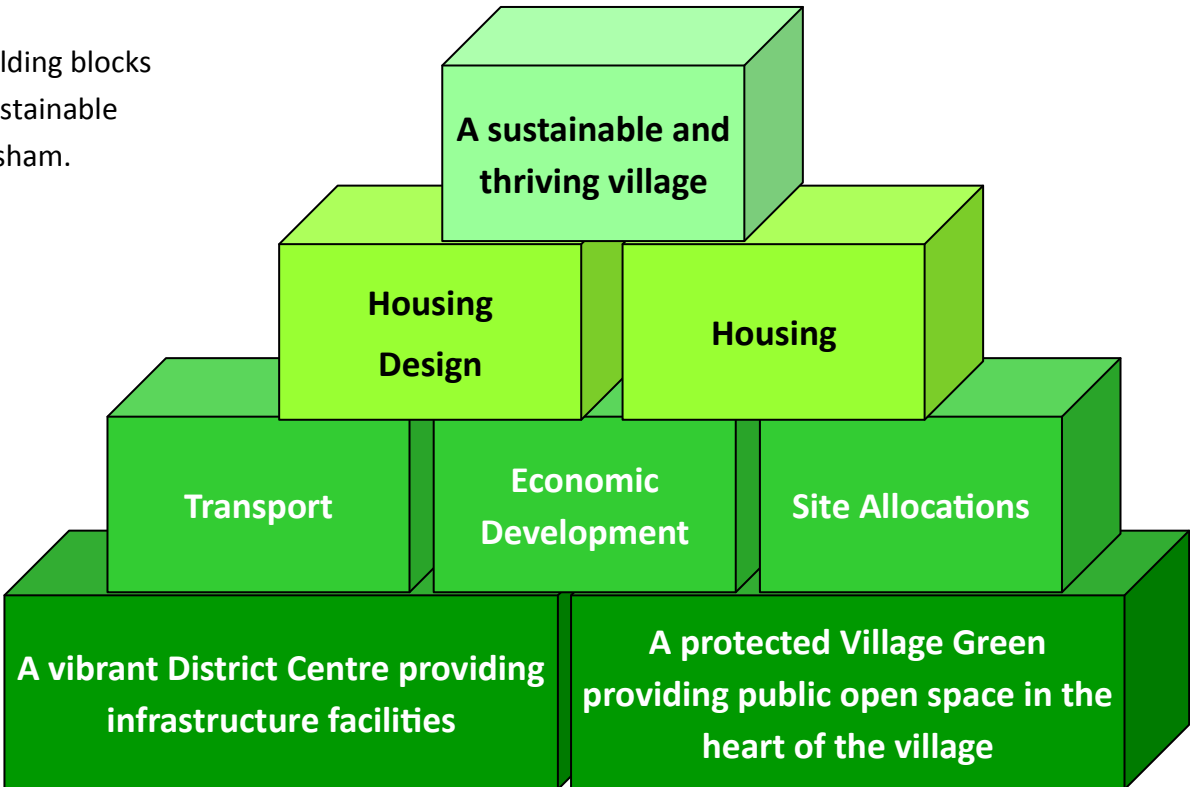
community resource to provide for a sustainable future.

6.06 There are a range of issues and options that need to be addressed by the RNP, but the Neighbourhood Plan Team, having looked at all the evidence, are persuaded that the District Centre is of crucial importance to the future sustainability of the village. Following on from that, the policies of the RNP relating to the District Centre are fundamental to all other policy areas.

Consultation

6.07 The RNP has been developed through extensive consultation with the residents, business and landowners of Rendlesham, and other stakeholders.

Fig 14
The building blocks for a sustainable Rendlesham.



6.08 The 'Consultation Statement' provides an overview of the consultation that has taken place. This Consultation Statement meets the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.



Shops in the village square



Introducing the Neighbourhood Plan

Chapter 7

7.01 The RNP is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about development in their area. This is set out in the 'Localism Act 2011' that came into force in April 2012.

7.02 The following is an extract from the Plain English Guide to the Localism Act 2011

"Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan."

Neighbourhood planning will allow communities, both residents, employees and businesses, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.



Community Centre

Introducing the Neighbourhood Plan Neighbourhood Area Designation Map

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.

Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities. This will help

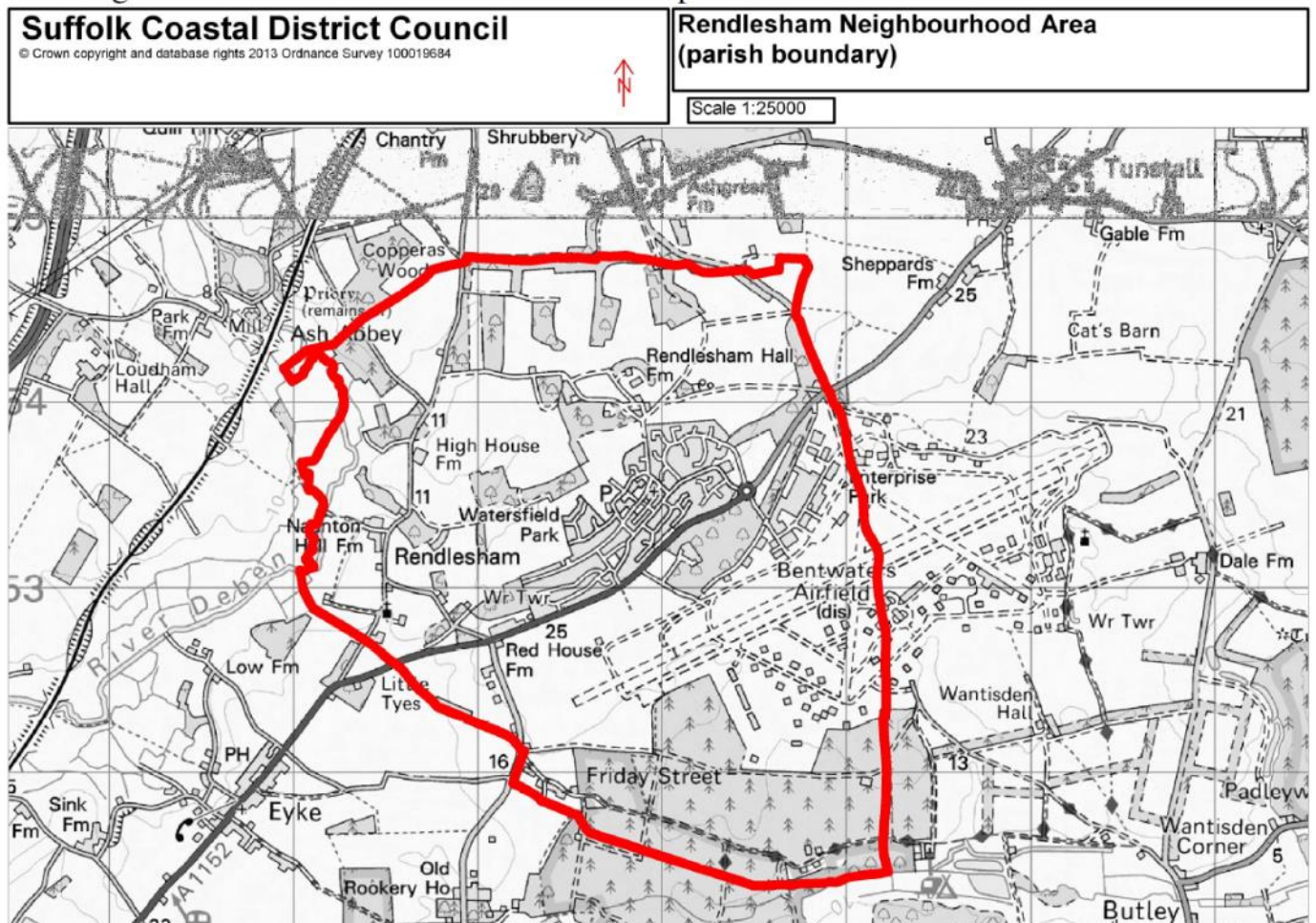
people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.”

7.03 The RNP provides a vision for the future of our village, and sets out clear planning policies to realise this vision. These policies accord with higher level planning policy, as required by the Localism Act.

7.04 Rendlesham’s Neighbourhood Area encompasses the whole of the parish with the parish boundary defining the limit (Fig 15). The RNP, through wide and thorough consultation has identified the issues and

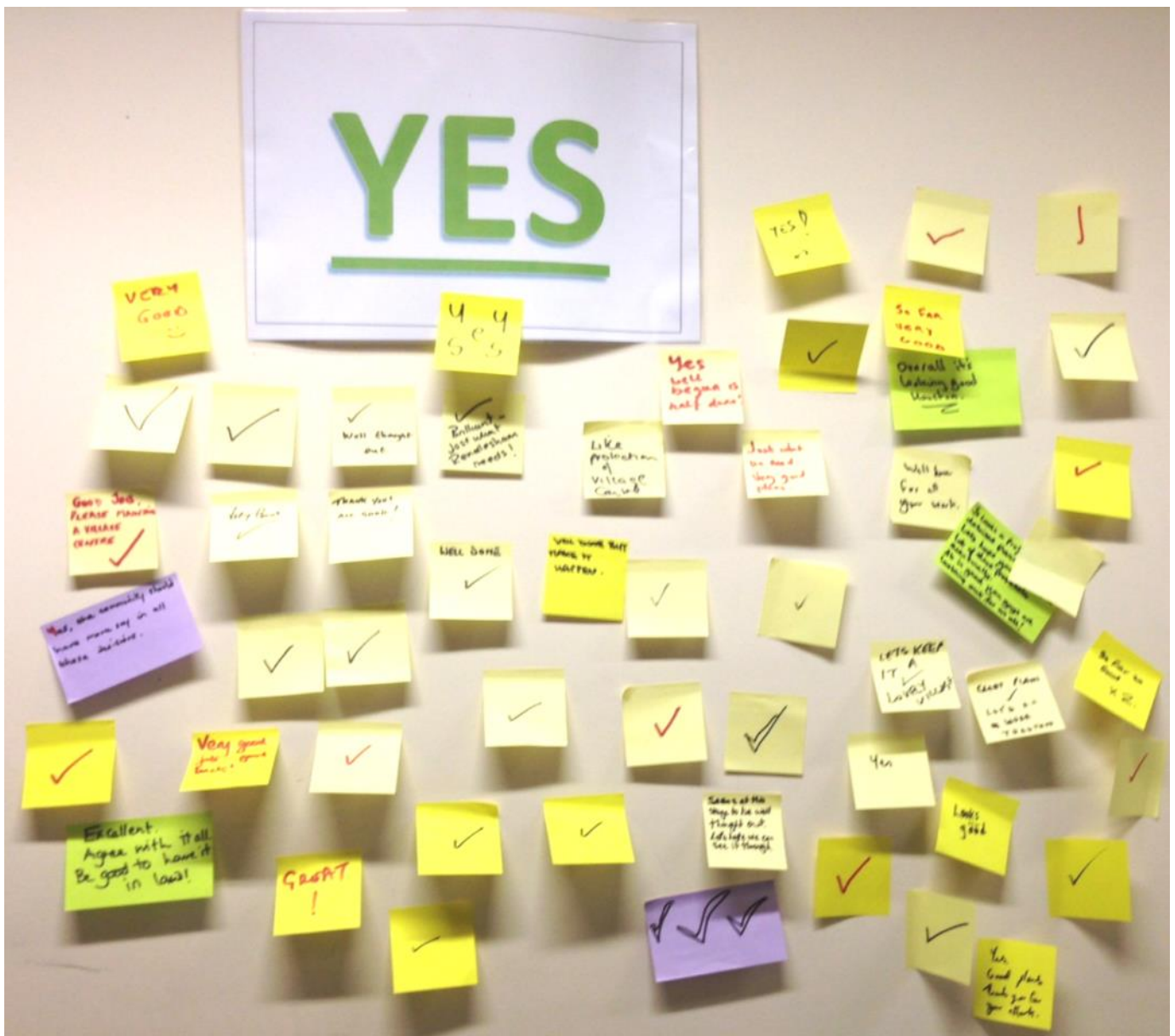
Fig 15

The neighbourhood area is identified on the map below.



Introducing the Neighbourhood Plan

options important to the community, and the objectives and policies contained within it are truly representative of this. The whole of the Parish was included so as not to exclude any issues that could arise through the consultation process.



Consultation feedback



Our Vision - Rendlesham in 2027

Chapter 8

'To preserve and enhance the quality of life, environmental attributes and economic growth of the neighbourhood and to ensure the infrastructure is in place to create a sustainable community for future generations through the empowerment of local people.'

- 8.01 The **Vision** sets out what the people of Rendlesham wish their parish to be like in 2027. The Vision is distinctive to Rendlesham and derives from the analysis of the comprehensive consultation carried out with stakeholders, which in turn has shaped the objectives and the policies set out in this RNP.
- 8.02 The original vision of the parish when it was identified for growth through AP159 and AP160 of the former Suffolk Coastal Local Plan (SCLP), and through the marketing material produced by the developer, has not been fully realised (see fig 16—page 42). It is therefore timely to revisit those original



Our Vision - Rendlesham in 2027

policies to reflect the current and future needs of the community as the Master Plan and the development it brought, reaches its final stages.

District Centre

8.03 In 2027 Rendlesham will have a thriving and vibrant centre at the heart of the village which will provide a diverse range of services and activities that people can access locally and sustainably without having to travel outside the village. It will be a hub for surrounding villages to access easily without the need to travel far.

8.04 The activities and services provided in the District Centre will promote the 4 key areas of :

- Community
- Education
- Retail
- Leisure

8.05 These activities and services will promote:

- Social cohesion
- Community wellbeing
- Local employment
- Access to services
- Healthy living



Fig 16 The original Master Plan vision: '520 new homes with outstanding community facilities'

The marketing board depicting the Sports Centre and Angel Theatre still stands on the A1152 advertising 'outstanding community facilities'.

The following overall village development plan is taken from a Suncourt (Property developments) Ltd publication wherein an 'ambitious and visionary Master Plan for the entire residential area' is described (those in red have not come to fruition):

- 520 high quality new homes from 2-6 bedrooms
- *state of the art sports centre with 42 station gym and free weights*
- On-site general practice surgery and medical centre
- *Otley College Outreach Centre*
- *Theatre and conference centre with banqueting and other facilities*
- Convenience shopping at on-site 3000 sq ft general store
- *Cafe/diner and hot food take away*
- *Extensive community centre and associated play areas*
- Local business park offering wide range of employment opportunities
- *Outstanding landscaping and public open space*

Our Vision - Rendlesham in 2027

Community

8.06 There will be a larger community building, places where people can meet, a library that will provide a wide range of services and activities for all ages, similar to that in Woodbridge. The community building will provide a new home for the Children's Centre, somewhere with enough space to accommodate activities and support for the growing number of children and families in the village and the wider area. There will be space for local groups to meet and hold functions and events, and facilities to hold larger events such as farmers' markets, blood

donor sessions, amateur dramatics and an annual pantomime.

Education

8.07 The primary school will have capacity for a place for every child who lives in Rendlesham to attend the local school and provision for a pre-school. Adult education will be an important part of everyday life; whether retraining, helping people looking for work or for personal goals. Partnerships will be created with other agencies to work together to provide services to improve the quality of life for the people who not only live and work in the village but also those of surrounding villages. There will be space in a larger



Our Vision - Rendlesham in 2027

community building to provide the meeting space to achieve the educational aspirations of the community.

Retail

8.08 The District Centre will have a range of shops that will provide for people's daily needs. Those without cars will be able to easily access shops by foot, bike or mobility scooter.

Leisure

8.09 The District Centre will have provision for indoor sports and leisure pursuits to contribute and promote healthy lifestyles. Sporting activities will also be available for young people in the village to encourage active lifestyles and positive participation.

Summary

8.10 In 2027, Rendlesham will be a vibrant, thriving and sustainable Key Service Centre where people can access:

- facilities to meet their daily needs without having to travel outside the parish
- a District Centre with a range of shops and village green
- a community hub with a library, community services and space for local clubs and organisations to meet
- a range of local employment opportunities
- facilities to live healthy lives, including year-round sports facilities and allotments
- spaces for recreation and sport

(See Appendix K)

8.11 In addition, Rendlesham will also be a place that will have:

- well-designed new housing with adequate car parking and landscaping
- affordable housing for first time buyers and affordable rented accommodation
- access to superfast broadband
- adequate sewer infrastructure
- access to public transport 7 days a week
- minimum impact on the natural environment by encouraging carbon neutral development
- a comprehensive walking and cycling network

8.12 Rendlesham will be a place that will sustain the vitality, health and wellbeing of the community and permit young people, families, disabled, elderly and infirm residents the opportunity of remaining part of it.

9.01 The following objectives come directly from the community. The evidence is based on the issues raised by the local community and an analysis of existing provision in Rendlesham (Appendix M) and access to provision (Fig 9—page 27). These gave a clear remit that, to support the existing community and to enable sustainable growth for the village, additional infrastructure needs to be in place, or at the least, the opportunity for it to be provided.

Objective 1

To ensure that adequate community, retail, education and leisure facilities are provided to support the needs of the existing and future population of Rendlesham and its identified hinterland (surrounding parishes).

9.02 The NPT held a number of consultation events (detailed in the Consultation Statement) at which issues were raised. These issues were collated and resulted in a further public consultation event in March 2013 to look at the options available. At the same time, a more detailed household survey was carried out presenting the issues and options with a view to seeking feedback and comments from all residents. Separate questionnaires were given to businesses; youth questionnaires were sent to children and young people in the

village aged 8 years and over.

9.03 The designation of a District Centre is recognised at National, District and Local level:

9.03.01 National Planning Policy

NPPF Policy 2—Ensuring the vitality of town centres.²

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.*
- *recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites;*

9.03.02 District Planning Policy

Local Plan Policy SP9 identifies all the retail centres across Suffolk Coastal district. It identifies town centres and district centres. Policy SP9 allows for the RNP to define the boundary of the Rendlesham District Centre.

(SCCS Ref: 3.100) the district is also supported by a number of District and Local Centres in the towns and villages throughout the area.

² References to town centres or centres apply to city centres, town centres, district centres and local centres (NPPF)

The District Centre

Erosion of the land in the centre of the village to housing

Fig 17

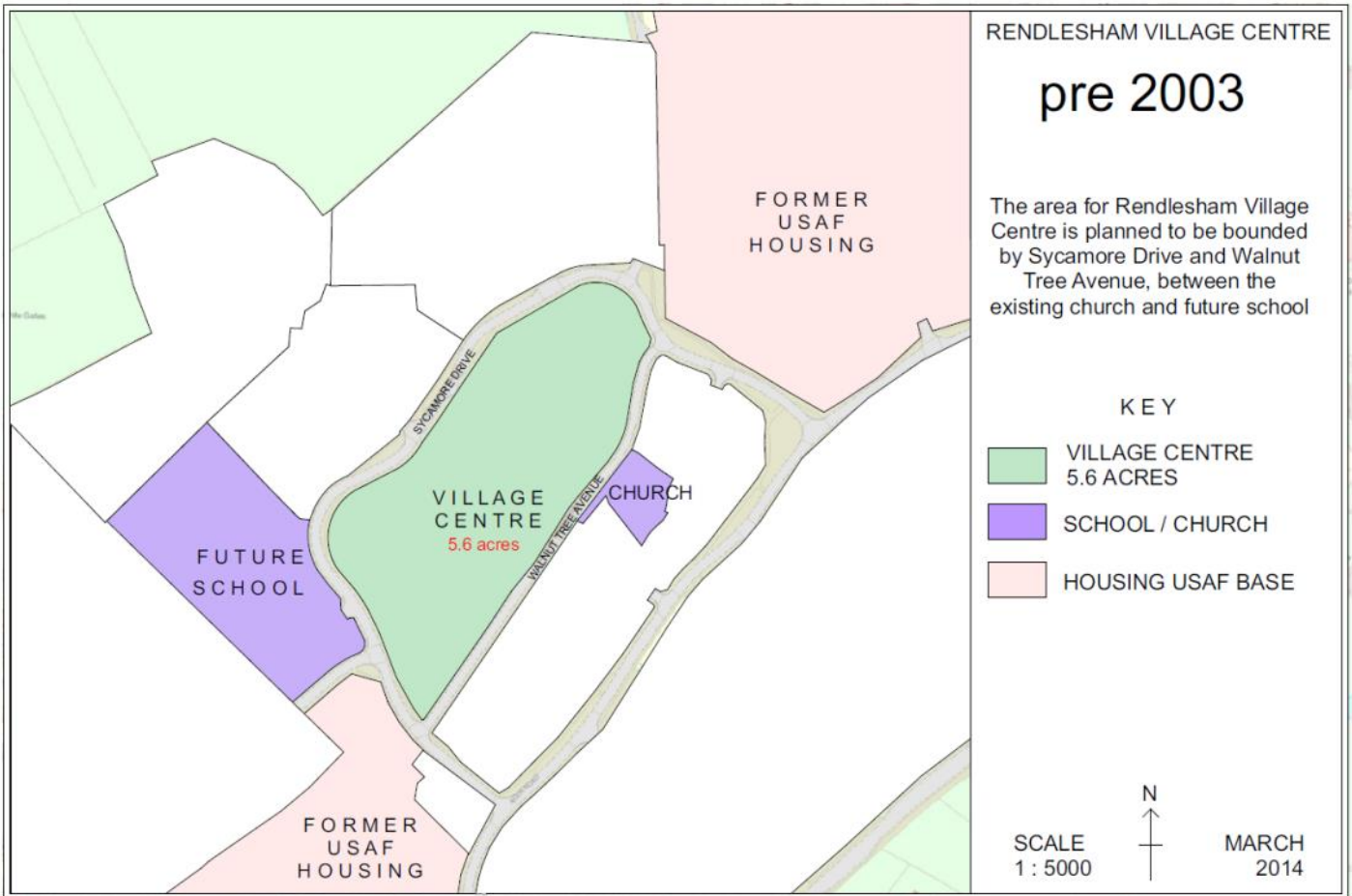


Fig 18
Aerial view of the District Centre, July 2014

Aerial photos and maps on pages 46-47: J Renwick

The District Centre

Erosion of land in the centre of the village to housing

Fig 19

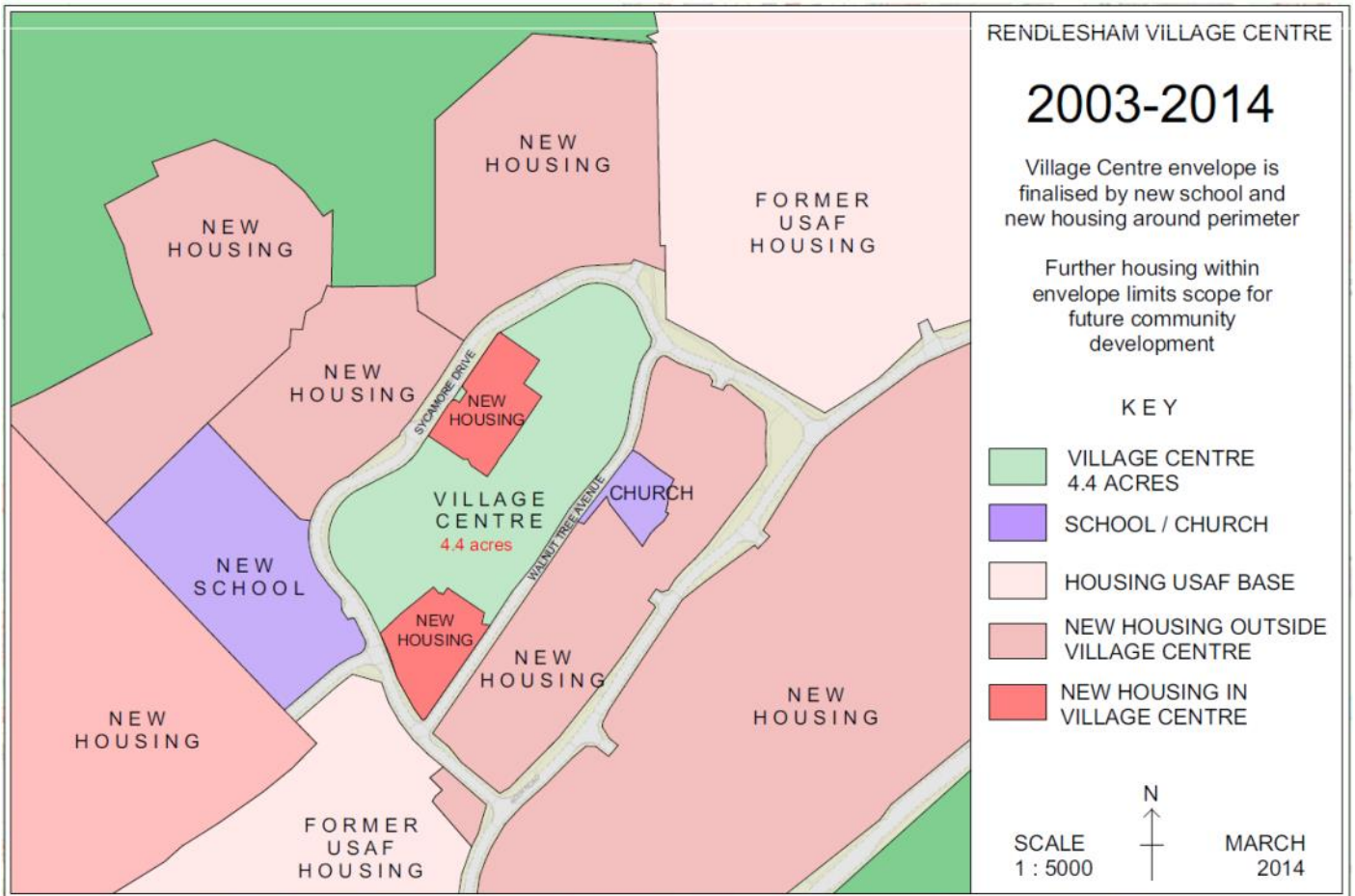


Fig 20
Aerial view of Rendlesham with District Centre highlighted

These provide an important role, serving their local communities, supporting day to day needs and helping to address social issues of isolation. Policy emphasis is on retaining and enhancing these facilities where appropriate. The Community Right to Build provides an actual mechanism for local communities to step in when local facilities are at risk of being lost.

9.03.03 District Policy SP9 – Retail Centres

District Centres include:

- Cavendish Park, Felixstowe; Ropes Drive West, Kesgrave; The Square, Martlesham Heath; High Street, Walton, (Felixstowe); The Hill, Wickham Market; Broadlands Way, Rushmere St Andrew; and **Sycamore Drive, Rendlesham.**

NP Planning Policy

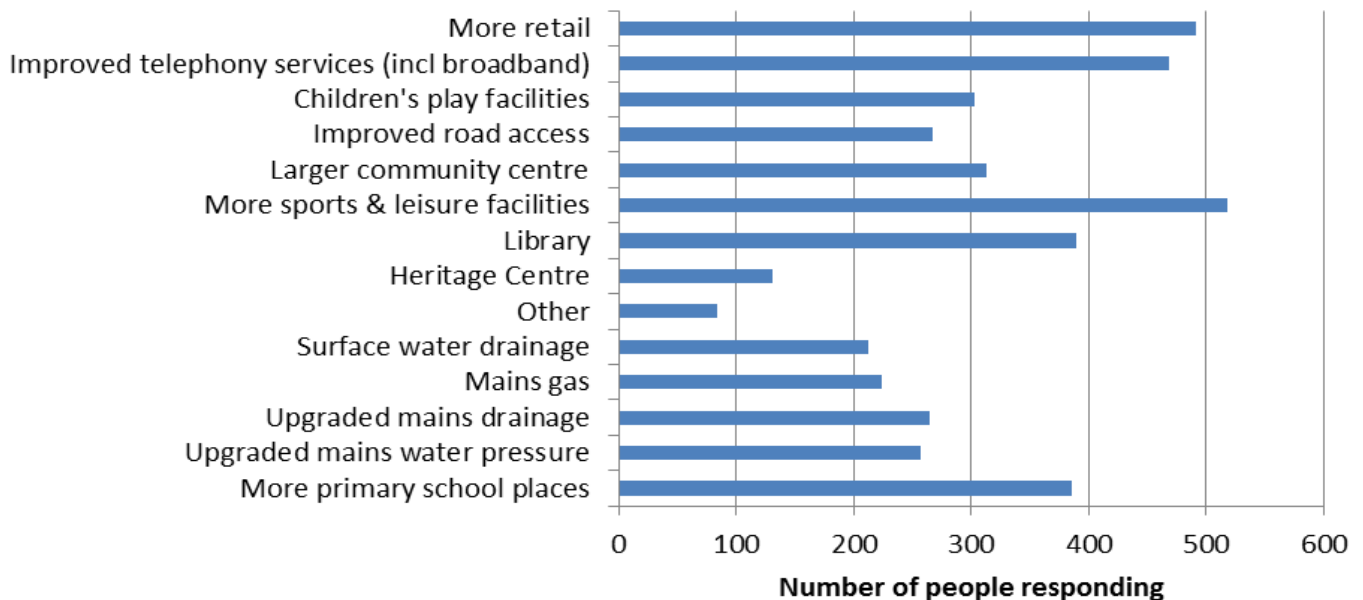
9.04 Through the RNP, planning policy will be created that safeguards the District Centre designation and activities that will take place within that designation. The maps on pages 46 & 47 demonstrate the erosion of the centre of the village since 2003. This land is key in providing the opportunity for infrastructure.

The top 10 infrastructure needs identified were:

- 1) More sports & leisure facilities (82.09%)
- 2) More retail (77.81%)
- 3) Improved telephony services (incl broadband) (74.17%)
- 4) Library (61.65%)
- 5) More primary school places (61.01%)
- 6) Larger community centre (49.6%)

Fig 21

What additional infrastructure is required to support additional housing development?



The District Centre Designation Map

- 7) Children's play facilities (48.02%)
- 8) Improved road access (42.31%)
- 9) Upgraded mains drainage (41.84%)
- 10) Upgrade the mains water pressure (40.73%)

Objective 1a

To prevent the further erosion of community provision within the central area of the village by the designation of a District Centre and the permitted use of land and buildings within it.

9.05 Building on the SCCS (July 2013), which designates Rendlesham as having a District Centre, the Parish Council consulted on what this may mean in terms of a defined area. Taking into account the following, the proposed 'District Centre' and its purpose was consulted on:

- Current Village Centre
- Provision for Education
- Provision for Leisure facilities
- Provision for Community facilities
- Provision of Retail Units
- Housing



Key ——— District Centre

Fig 22 District Centre designation

9.06 There was significant objection by residents to the proposal to housing in the District Centre (Ref: Consultation Statement) however, it is recognised that opportunities may exist if the residential development maintained and enhanced the existing or established employment, leisure, education, retail or community uses and the future needs thereof. Fig 25—page 52 shows the identified need of m² floor space for the future leisure and community aspirations .

The District Centre

9.07 The area defined by the blue line of Fig 22 is designated as Rendlesham District Centre.

9.08 The District Centre encompasses:

- Rendlesham Primary School
- St Felix Church
- Sports Centre (closed)
- Existing shops
- Community Centre
- Angel Centre (Theatre) (closed)
- Village Green (currently in private ownership)
- Car parks
- The Angel Centre and the Sports Centre, both currently in private ownership, are

* SCLP define Key Facility as: ' key facility' would depend upon the local circumstances but would certainly include a shop selling convenience goods, a post office and public house where there are no accessible comparable facilities within the village. Garages, petrol filling station and other shops, as well as community halls, churches, health care and sports facilities might also be included, depending upon local need and other provision in the settlement

RNPP1

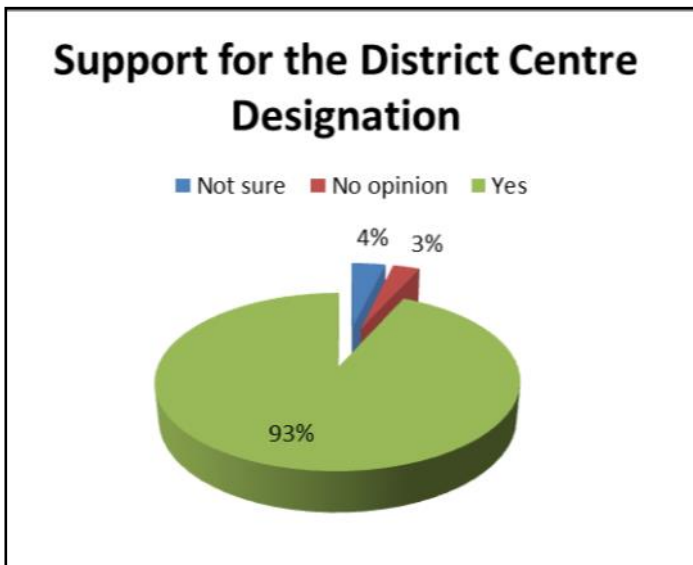
In the Rendlesham District Centre (as defined in Fig 22) the emphasis will be on maintaining and enhancing those uses and services the community has identified.

Redevelopment or change of use of existing or established public buildings and/or key facilities will be permitted where the redevelopment or change of use is for either leisure, education, retail or community use.

Proposals for redevelopment or change of use involving employment development will only be permitted where they maintain and enhance the existing or established leisure, education, retail or community uses and future needs thereof.

Proposals for redevelopment or change of use involving residential development will only be permitted where they maintain and enhance the existing or established employment, leisure, education, retail or community uses and future needs thereof.

Fig 23



Listed as Assets of Community Value under the Localism Act 2011 (Appendix F) and as Key Facilities* in the Suffolk Coastal Local Plan. Both buildings are classed as Public Buildings under Part 1, paragraph 2(2) of the 2010 Building Regulations (SI 2214) **

9.09 As a result of the consultation and the evidenced need (Appendix G, Figs 27-30 pages 54 –55, Figs 32-33 pages 57-58) additional infrastructure is required in the District Centre.

9.10 93% of people responding to the District Centre designation question supported the safeguarding of the District Centre with the purpose of retaining and improving additional retail, leisure and community facilities. Education has also been included in the District Centre designation following the outcomes of the Neighbourhood Plan consultation, which identified the need for

additional primary school places and the importance of the primary school within the community (Fig 34—page 61).

9.11 At least half of the top 10 facilities/services, listed below, and evidenced in the Household Questionnaire would be expected to be provided in a District Centre:

- More sports & leisure facilities (82.09%)
- More retail (77.81%)
- Library (61.65%)
- More primary school places (61.01%)

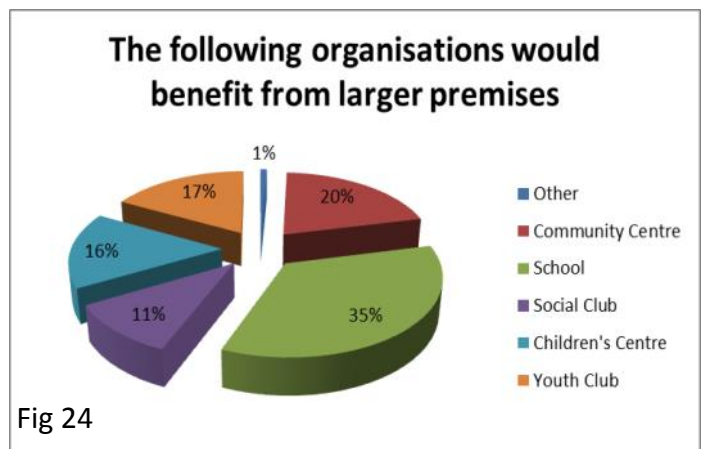


Fig 24

- Larger community centre (49.6%)

** (2) In these Regulations and for the purpose of the RNP “public building” means a building consisting of or containing—

- a theatre, public library, hall or other place of public resort;
- a school or other educational establishment not exempted from the operation of building regulations by virtue of section 4 (1)(a) of the Act(Z); or
- a place of public worship.

9.12 To enable these needs to be met, adequate opportunities for the infrastructure to be provided should be made available. One example is library provision: Rendlesham currently has a mobile library service of 65 minutes a month. SCC have advised that if space within a building were to be provided (c.100m²), it would be possible to provide a fixed library service at Rendlesham. However, developer contributions would be required to fund provision and the County Council and Suffolk Libraries would need to be confident of

Objective 1b

To encourage more retail outlets in the District Centre to promote economic growth and local employment.

real community support for a joint use building, in terms of funding and usage. Appendix G provides an assessment of the m² required for the activities and services reflecting the community aspirations. These are summarised in Fig 25. Provision for all the

Fig 25 Summary table for community & leisure requirements

Children's Centre	60—80m ²
Youth Group	100m ²
Library	100m ²
Social Club	132m ² - 200m ²
Rendlesham & District Over 60s Club	186m ² - 246m ²
Pilates, Yoga, Sewing group, Self defence	95m ² - 142.5m ²
Community Choir	270m ²
Small multi-use meeting room	25m ²
Parish Office	30m ²
Community Café / Youth café	45m ²
Village Cinema, Theatre, Amateur dramatics, Badminton, Table tennis, Carpet bowls, Aerobics, Other indoor sports	400m ² - 800m ²
Fitness suite	50m ²
Pub/restaurant	372m ²
Local history group	30m ²

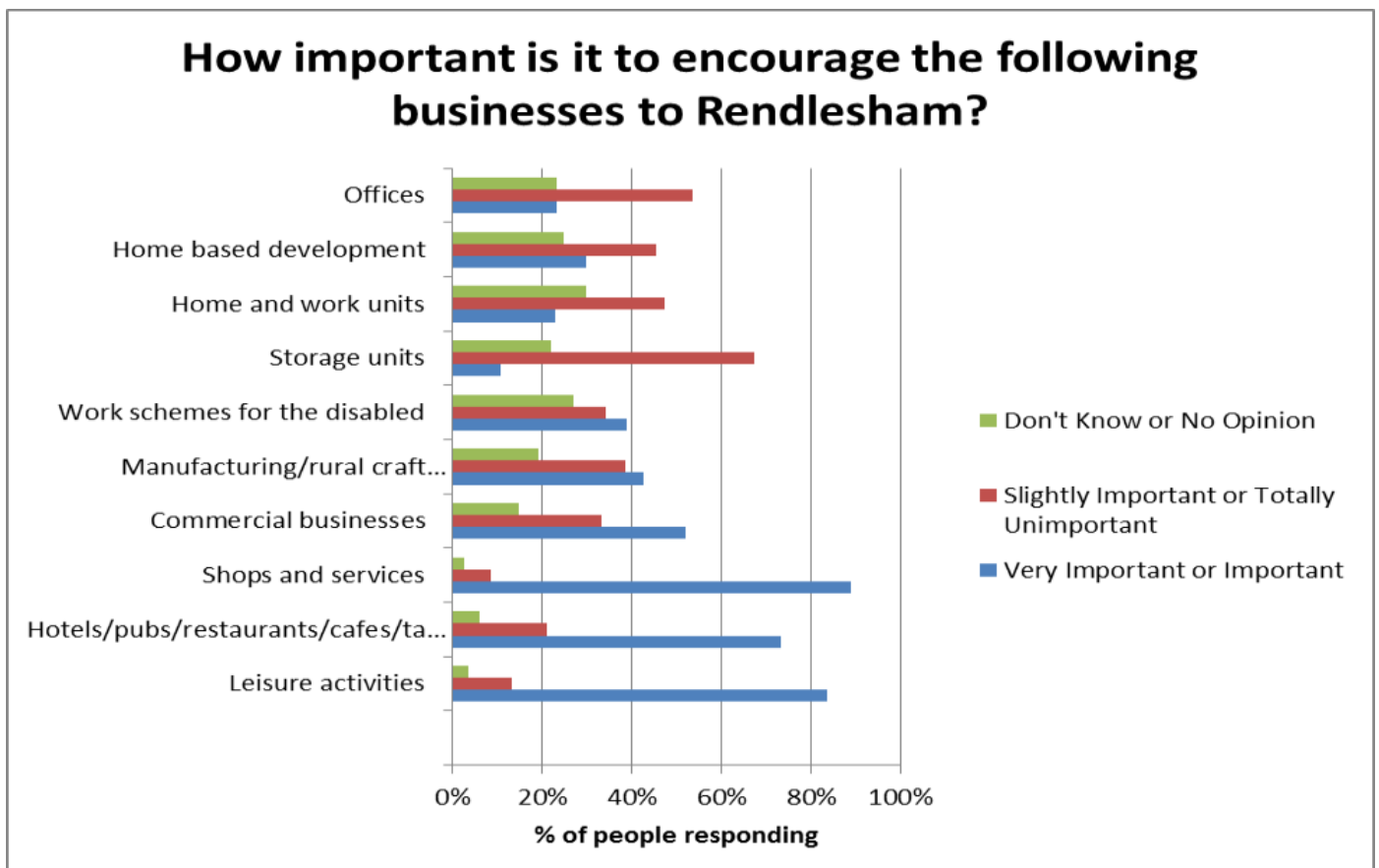
leisure requirements could be met through the reuse of the Sports Centre and Angel Theatre buildings (Ref: Angel Centre and Sports Centre Business Plans).

9.14 The provision for a larger community centre will be required to accommodate existing activities as well as taking forward the future needs identified in this Plan (Figs 24-30 pages 51-55, 32-33 pages 57-58 and Appendix G).

9.13 The emerging Suffolk Coastal Leisure Strategy confirms areas of deficiency in sporting and leisure provision, particularly in accessing provision in rural locations (Appendix K). With the current needs in the village identified, the opportunity exists for Rendlesham to become a sporting and leisure hub in the 'gap' between Woodbridge and Leiston.

9.15 As a Key Service Centre, Rendlesham has the potential to embrace economic growth. The question was asked 'how important is it that the following businesses should be encouraged into Rendlesham?' The results in Fig 26 confirm that the community supports the economic growth of the village, however, there were priorities in the type of business needed.

Fig 26



Objective 1c

To promote the provision of community facilities for use by clubs, societies, organisations, adult education, in the centre of Rendlesham.

9.16 The results indicate 4 main priority areas for economic growth in Rendlesham:

- 1) Shops and services
- 2) Leisure activities
- 3) Hotels/pubs/restaurants/cafés/take-aways
- 4) Commercial businesses

9.17 In creating a village hub in the District Centre, opportunities for growth of community, leisure, education and retail facilities exist.

These results support the District Centre designation, which can provide the opportunities and capacity for these activities to take place in the heart of the village.

Would you be interested in the the following leisure activities in Rendlesham

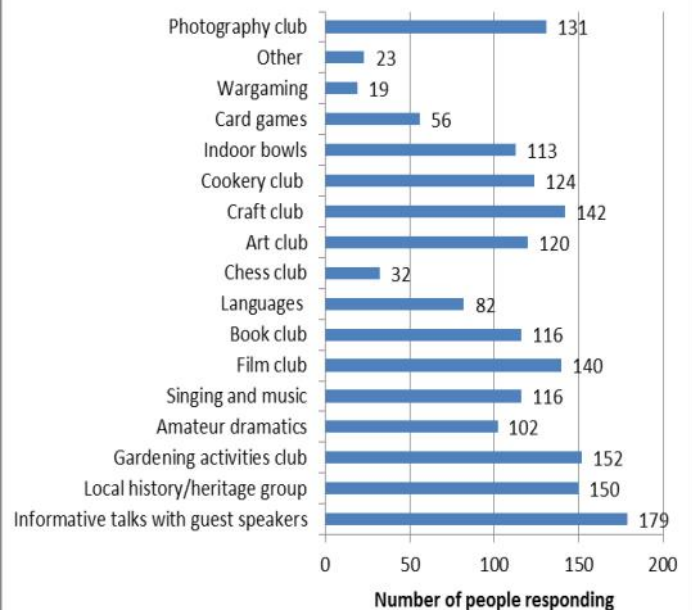
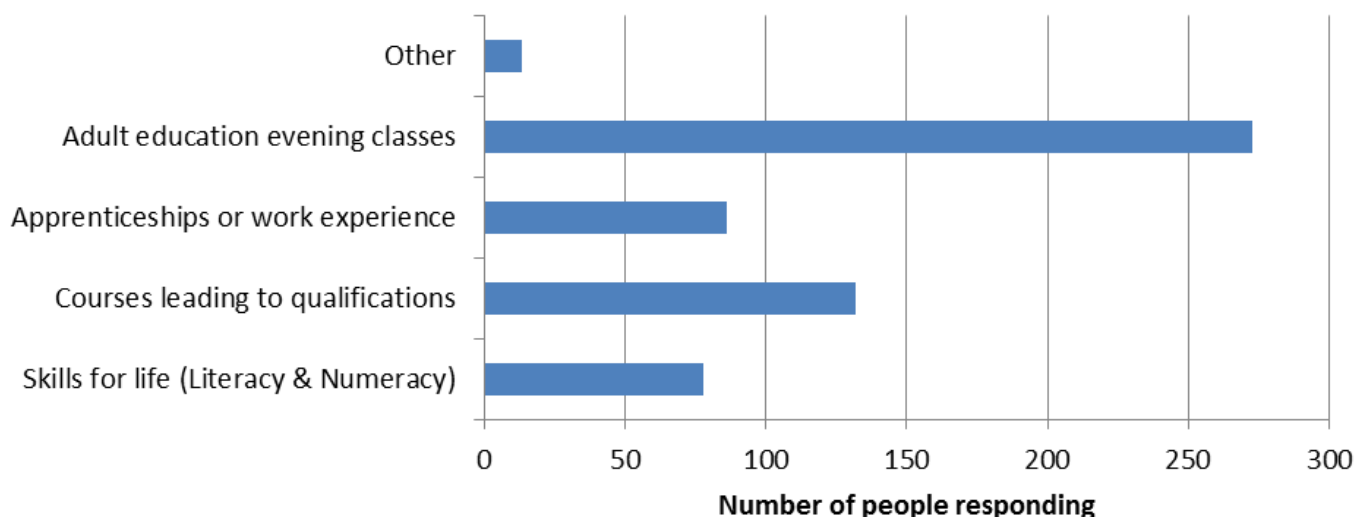


Fig 28

Would you be interested in further education facilities in Rendlesham?



Businesses identified as a priority to operate in the District Centre are considered to be areas 1) – 3) as other provision for commercial business can be found on Bentwaters Park and small business units in Rendlesham Mews.

accessibility of the District Centre. Accessible services within the District Centre will reduce the need for journeys by car to access services in the towns of Woodbridge, Saxmundham, Leiston and Framlingham.

9.18 Residents were asked to identify how important it was to have the following additional services in Rendlesham (Fig 29). The shops and services consulted on were drawn from feedback at previous consultation events.

9.19 The responses give clear evidence of the need for additional shops and services in the village, the majority of which should be located in the District Centre because of their nature and the

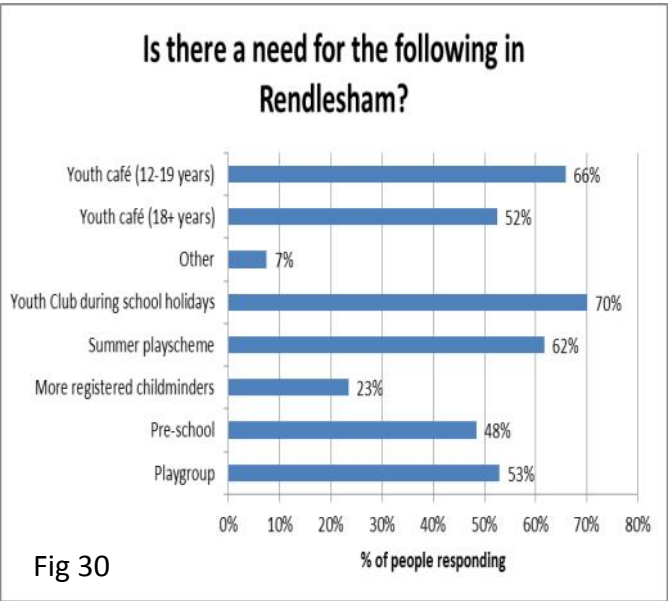
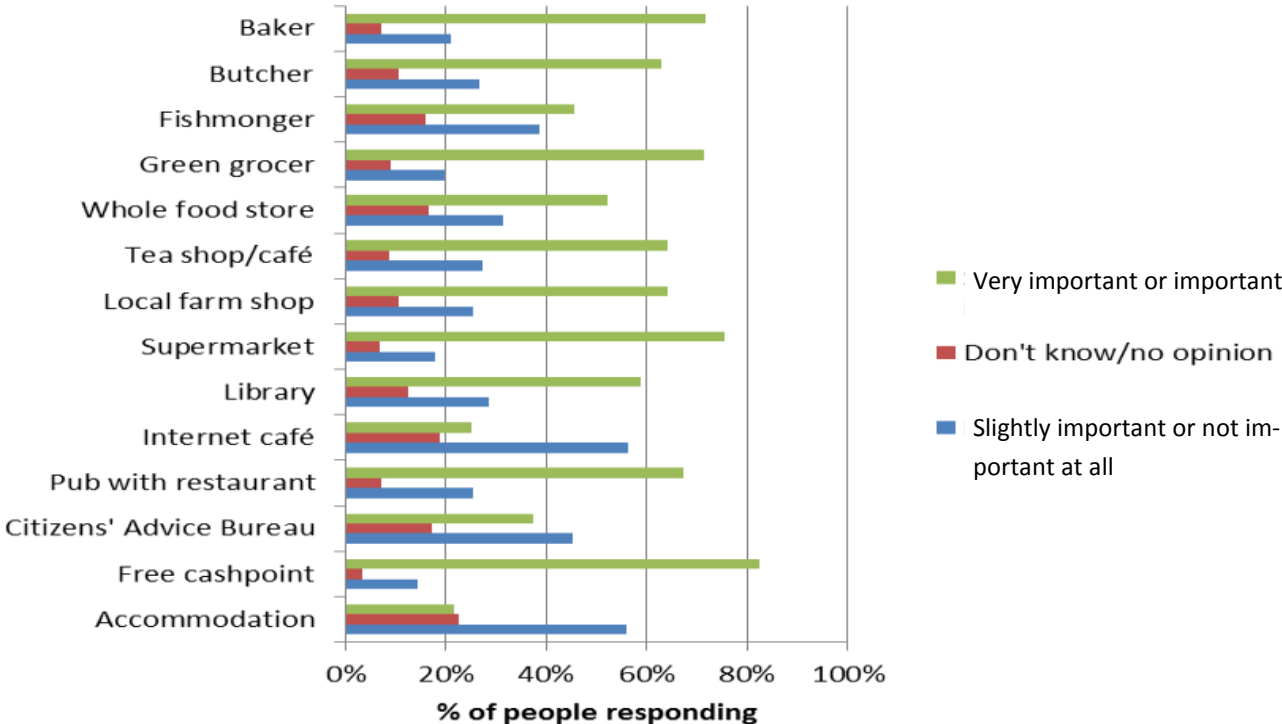


Fig 30

Fig 29

How important is it to have the following local shops and services in Rendlesham?

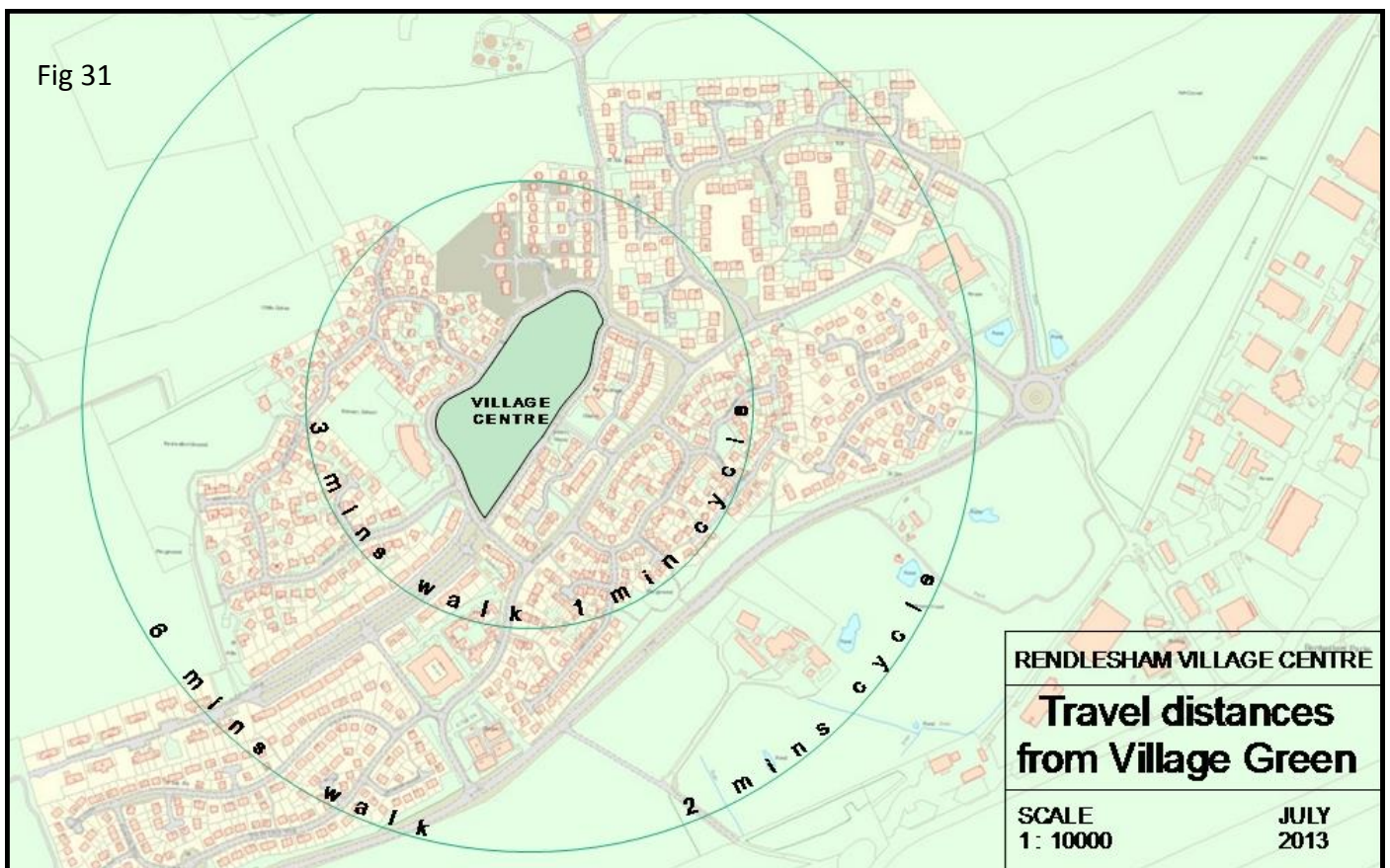


9.20 Planning permission has been granted for the conversion of the existing community centre to a supermarket, subject to the existing users of the community centre being found alternative premises. The granting of this permission is the first stage in the provision of additional retail facilities in the village.

9.21 The policy relating to the District Centre has been created to ensure the viability and sustainability of Rendlesham as a Key Service Centre for the life time of this plan and beyond. To ensure this happens the District Centre needs to be looked at in the context of how the population of not only Rendlesham but also that of the wider villages will grow over the next 15+ years. The growth in

housing will bring funding through the Community Infrastructure Levy (25% uncapped) to help provide these additional facilities (Appendix G). It is therefore important that Rendlesham looks to the future and its Vision (Chapter 8), and plans to ensure that sustainable growth in all areas is achieved.

9.22 The ingredients for a thriving community go beyond just homes and people, they will include the activities that take place within that community, including the physical structures (buildings) that enable these activities to take place; these are the things that provide the essence of community cohesion.



Objective 1d

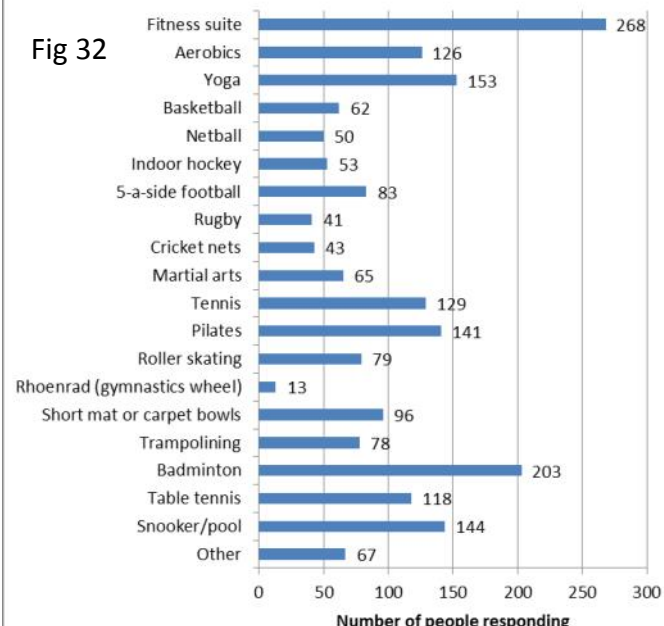
To encourage the uptake of sports/fitness/leisure/wellbeing activities in the village by providing facilities that are open for all to use, including those living and working in the wider area.

9.23 The evidence in Figs 25-30, 32-33 (pages 52—55 and pages 57—58) shows that there is a need for a range of further activities, particularly leisure facilities for children and young people, adult education and leisure pursuits for adults. It also shows that there is a demand for the provision of further education facilities in Rendlesham. Access to activities which take place outside of Rendlesham is restricted for people during the day and

impossible in the evenings for those relying on public transport.

9.24 Fig 28 (page 54) show the level of interest in a range of leisure activities if they took place in Rendlesham. The capacity in existing community buildings for these activities to take place is not sufficient on a medium or long term basis. There are limited available suitable premises, with or without the appropriate storage facilities, within Rendlesham for these activities to take place. It is anticipated that, whilst the numbers in Fig 28 reflect those residents in Rendlesham wishing to take part, in reality these facilities/clubs would serve a much wider area, potentially within a 10-15 mile radius at a minimum as provision of these activities is non-existent or limited. (Appendix E).

Would you be interested in any of the following sporting activities?



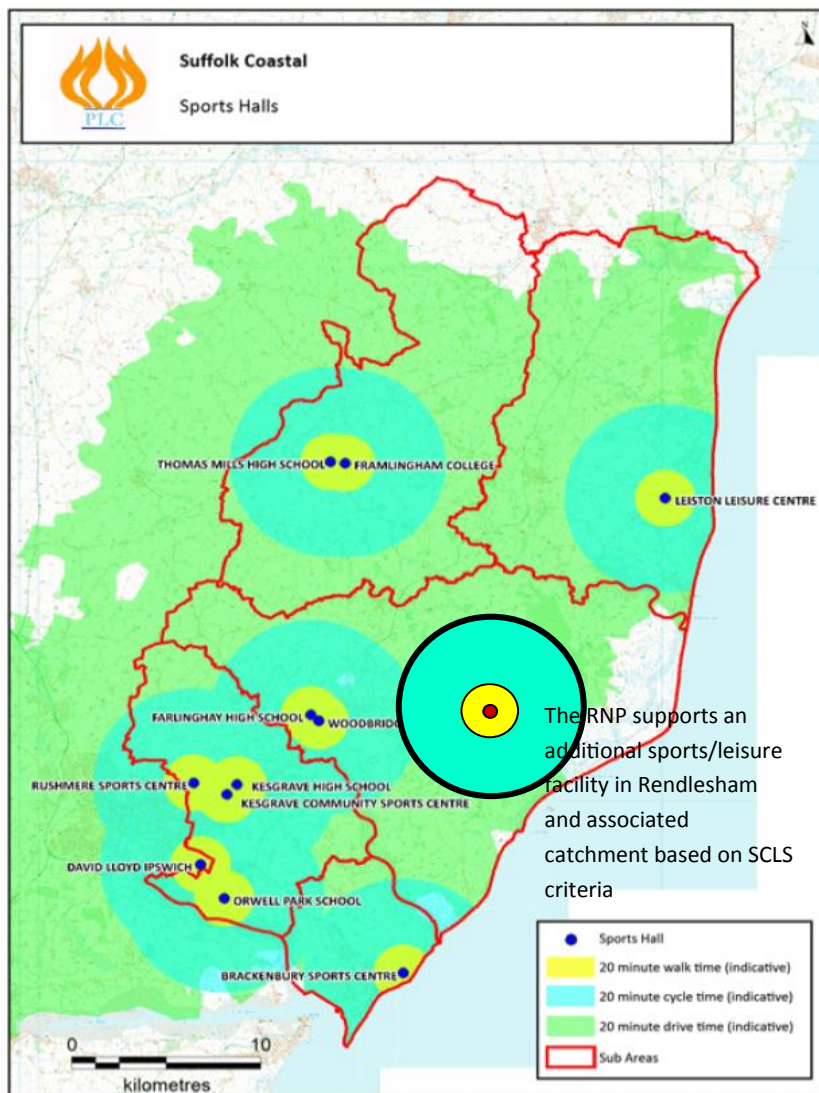
Key points arising from the Suffolk Coastal Leisure Strategy (SCLS) for Rendlesham:

9.25 Whilst village halls are identified as important local venues for providing access to sporting and leisure facilities, there is no detailed data of what activities are actually delivered *in* the village halls. In summary, being within 10 minutes of a village hall (as 100% of the population are according to the survey) does not necessarily mean that people have access to sporting/leisure facilities.

9.26 There is significant emphasis placed on the value of village halls as providers of leisure and sporting activities. It should be noted that Rendlesham has been identified as having no village hall, however, it does have a sports centre and a large community building (both Listed as Assets of Community Value under the Localism Act 2011 and currently not available for community use, but have the potential to be reused).

9.27 The SCLS report repeatedly refers to poor access to facilities for those relying on public

Fig 33 Identification of additional sports/leisure facility



Objective 1e

To promote sustainable transport including walking, cycling, mobility scooters, and adequate car parking.

transport or in rural locations.

9.28 The majority of people who access sports/leisure centres are reported to be within 5-10 minutes of the facility. There could be justification in increasing participation if facilities are provided more locally rather than in more central locations in the whole of Suffolk Coastal.

9.29 There seems little evidence on identifying the barriers as to why people do *not* participate in sports/leisure activities. The survey could have provided significant value and opportunity to target the non-participants as well as those who already go to leisure/sports centres or sports clubs.

9.30 The RNP supports the provision of a sports/leisure centre in Rendlesham would help fulfil the shortfall that exists on the east coast where people have a 20+ minute drive to a facility. It would offer a sustainable venue

increasing the number of people who would be within a 20 minute cycle time by approximately 8,000—10,000 (see Fig 33—page 58). This would provide a central venue in the Woodbridge District and also increase the number of sports halls to 3 to serve a population of 128,112 (134,000 in 2027). See Fig 33—page 58.

How provision of sport and leisure facilities will benefit Rendlesham and the wider area

- 9.31 There are very few suitable premises, with or without the appropriate storage facilities, within Rendlesham for some of the indoor activities in Fig 28 (page 54) to take place and no suitable premises for the top 2 sporting activities (Fig 32 page 57) to take place. Whilst the numbers reflect the residents in Rendlesham wishing to take part: these facilities/clubs, as recognised by the SCLS, would also serve a much wider area, with a 10-15 mile radius at a minimum. (Appendix E)
- 9.32 It is anticipated that outdoor activities could take place on Jubilee Park (a recreation ground with a small pavilion with changing rooms), the indoor activities would be best suited in facilities in the District Centre where suitable premises could be provided, adding to the ‘hub’ environment and atmosphere being promoted in the District Centre.

9.33 The health and wellbeing of the community is a main driver for the RNP. Access to local facilities can increase participation in sports. Creating links with the primary school to provide sporting facilities, particularly indoor team sports facilities, can encourage young people to take up sports they would otherwise not have access to.

9.34 Participation and access to sport can have a positive impact on reducing anti-social behaviour and changing public perception of young people in a positive way. Rendlesham has a higher than district average number of young people.

“Sport offers a way of helping young people to build their confidence and self-esteem, overcome behavioural issues and acquire life skills in a context more likely to appeal to those who are disenchanted with, or disengaged from school. It can also reduce involvement in crime and anti-social behaviour and improve attainment, particularly when combined with learning” (Sport England, Creating Safer Communities. 2008)

9.35 The RNP will be utilised as a tool to build healthy, safe and strong communities as well as supporting economic growth.

“Sport and leisure play a positive role in many people’s lives. It is valued in its own right for the friendship, fun, challenge and enjoyment it

brings, and it also has the power to change communities and help places thrive.

Developing sporting opportunities will help us to achieve stronger, more prosperous and cohesive communities, as well as improving health, tackling obesity and transforming the lives of young people by giving them new skills.” Jennie Price, Chief Executive, Sport England.

9.36 If the aspirations of the community are achieved through the RNP then provision needs to be made both in the District Centre and through new housing developments, to

enhance the provision of sustainable means of transport to the District Centre. Currently approximately 90% of people living in Rendlesham are within a 3-10 minute walk of the District Centre (Fig 31—page 56) which could be enhanced by the provision of adequate infrastructure such as dropped kerbs and cycle racks. Well maintained footways encourage people to travel by foot, cycle or mobility scooter to access facilities in the District Centre.

Transfer of Jubilee Park to Rendlesham Parish Council



Objective 1f

To ensure adequate primary school places are available to cater for the growing community.

9.37 The primary school is considered an important part of the community. The school is an incentive for families with young children to move into the village. This in turn supports the demand for additional family homes. The shortage of primary school places in recent years has resulted in children, who would normally have attended the primary school, being transported by bus to Eyke, and when that is at capacity, Melton.

9.38 The school is due to be extended to provide an additional 4 classrooms, however, information provided in Appendix H clarifies

How important is the primary school to the local community?

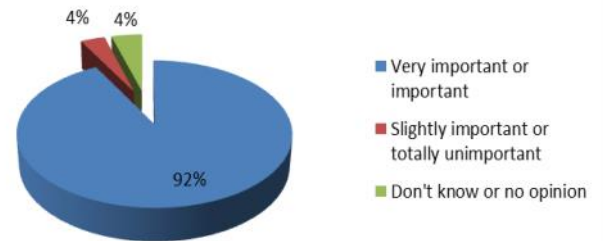


Fig 34

the capacity and trigger levels for a new school and pre-school facilities.

9.38 Developers are required to contribute towards additional primary school places through current s106 arrangements and subsequently CIL when implemented by SCDC.

9.40 Where spare capacity is not forecast to be available, development will be expected to make a proportionate contribution toward new or additional education facilities.



Rendlesham Primary School



Objective 2

To protect and realise the potential of the Village Green as part of the District Centre.

10.01 The Village Green is a piece of land that lies not only in the centre of the village but also in the heart of the District Centre and is highly valued by residents as a green open space. Over 80% of people responding to the household questionnaire supported the Village Green being maintained as a protected open space for public use.

10.02 The Village Green meets the criteria as laid out in the NPPF: (Ref: 77).

The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Fig 35 Map highlighting the Village Green



10.03 The Village Green currently comprises of a large open space with a link walkway through from the shoppers' car park to the Angel Centre. There is a small, basic play area for the under 5s in the corner adjacent to the car park and Walnut Tree Avenue. The Village Green is currently in private ownership and due to be transferred to SCDC. The RPC have lodged an interest with SCDC to own the land once it has been transferred to them as part of the s106 agreement, to enable them to forward the aspirations of the community.

10.04 The land has been used for community events but could be enhanced further under the ownership of RPC. Residents were asked how they would like the Village Green to evolve over time (Fig 36).

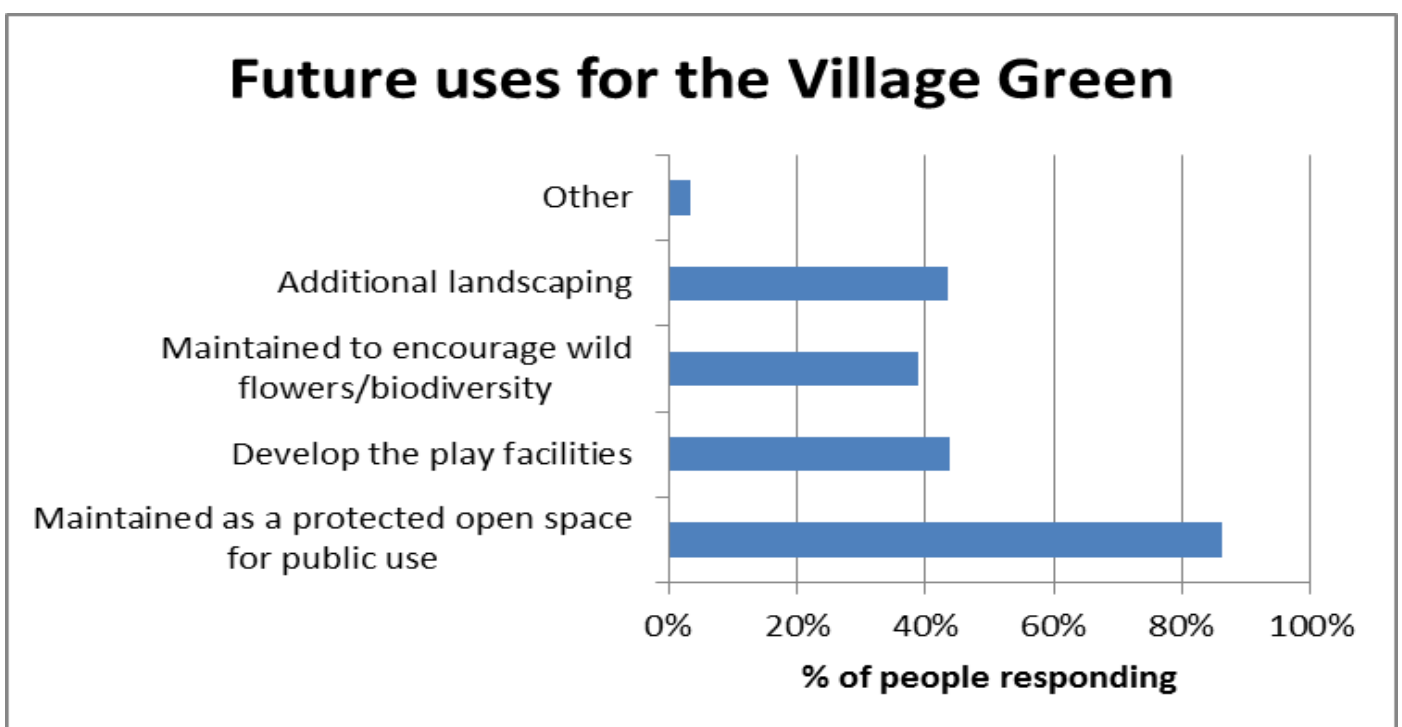
Objective 2a

To protect and retain the open space at the heart of the village as a key community asset.

10.05 As well as buildings and space for community activities, it is recognised that Rendlesham needs well managed outdoor open air facilities, both at the heart of the village and within easy walking/cycling distance.

10.06 The Village Green is important for informal recreation, sport and community events such as village fetes and national celebrations.

Fig 36



Objective 2b

To maintain and enhance the open space at the heart of the village in a way that is commensurate with its designation as a public open space.

10.07 There is great potential to enhance the Village Green. The community have already identified some aspects they would like to see improved, such as the play area, additional landscaping and steps to improve the wildlife and biodiversity aspects. In addition to this, through other consultation carried out by RPC through the annual Participatory Budgeting Scheme, it has also

RNPP2

The Rendlesham District Centre Local Green Space (as defined in Fig 35— page63) will not be built on because of its close proximity and its special and local character to the community it serves.

This protected area will be maintained and enhanced and, where appropriate, funds derived from development elsewhere in Rendlesham should support this.

Green space provides an important function within the central area and will be retained as community open space.



The Village Green

been emphasised that there is a need for some infrastructure such as benches.

10.08 The community has already carried out one planting scheme on the Village Green, with the permission of the owners, to plant trees and hedging to commemorate the Diamond Jubilee. More community planting days will take place to create a welcoming and pleasant green open space in the heart of the village.

Play area on the Village Green



Objective 3

To ensure that adequate land for housing is provided for sustainable growth to meet the needs of future generations and enable the provision of affordable housing.

The RNP would look for the principles contained within it to be included as part of any development brief for the outstanding allocation and any sites that are taken forward.

Housing Growth

11.01 There are existing determining factors that identify Rendlesham as an area for further growth. An existing allocation in the SCLP (Fig 37), allocation as a Key Service Centre, designation as a District Centre; both

Fig 37 - Outstanding allocation: land to the west of Garden Square



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contained within the SCCS. Whilst the draft RNP initially sought to take this, and other sites forward, it has been identified through the Regulation 14 Pre-Submission consultation that, in order to work with SCDC in their 5-year housing land supply, and SCC with their areas of responsibilities, the key tool for taking forward sites for development will be the SCLP. The objectives and information within the RNP will guide SCDC, SCC and developers on housing density, land use, design and the infrastructure required to support the increase in population by reflecting the aspirations of the residents of Rendlesham. Having a Plan that looks at the future of the parish as a whole will ensure that the quality of life for those who live and work here will be not only maintained but improved to address the shortfalls that currently exist.

11.02 RPC, through the RNP, will work with SCDC on the outstanding site allocation. Under existing policy DM1, one third of the housing is expected to be 'affordable housing'.

11.03 The RNP is not a tool to say no to housing, it is a tool to ensure that future housing growth is sustainable and has the infrastructure to support a growing community as reflected in Objective 1 of this NP.

- 11.04 One of the purposes of the household questionnaire was to identify suitable sites for future housing and community facilities. Areas extracted from the SCDC SHLAA Report 2012 were put to residents for their comments. This information will now feed into the Suffolk Coastal SHLAA.
- 11.05 The feedback was conclusive. All the sites put forward in the Pre-Submission document received support of varying levels, however, it was felt, with the exception of the existing site allocation (Fig 37—page 67) that the sites should be of mixed use, low housing density, with larger sites incorporating green spaces, landscaping and have provision for community uses such as woodland, recreation and allotments.
- 11.06 Because of the evidence of settlement in the parish extending back to late prehistoric times and extensive settlement in Roman and Anglo Saxon times, requirements will need to be placed upon individual developments at the planning application stage to ensure that detailed evidence is collected and excavation is carried out as required as set out in chapter 12 of the NPPF.
- 11.07 *‘Good design is not just about how the development looks but also how it works.’* (SCCS, 2013). The RNP will create the basis for good design, layout and landscaping to provide the best possible quality of life for those who will live there and those who live adjacent to the sites, to minimise the impact of any new housing coming forward in the SCLP.
- 11.08 Housing should be guided by the principles identified in this NP and have regard to DM22 of the SCCS. Schemes that encourage first time buyers and ‘accessible’ homes, also called ‘Lifetime Homes’ will be encouraged to enable Rendlesham to retain a diverse and healthy community.
- 11.09 Consultations with the current residents of Rendlesham have shown that there is a proven need for community, retail, education and leisure infrastructure or the provision of land in the District Centre for these to be provided using CIL contributions. The infrastructure to support the existing village, as well as any future growth, is seen as key to any future housing growth.
- 11.10 In conclusion, the potential for Rendlesham to encompass housing growth exists. However, the objectives and policies contained within the RNP are intrinsically linked and are fundamental to the future determination of number of houses permitted.

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.

Whilst new housing has introduced larger properties into the village, new housing should have regard to the sustainable mix of housing as identified in Appendix N.

11.11 From the responses received (Fig 38) it becomes clear that the majority would like to see small family homes built for people with a local connection. Following on from this, there is a desire to see homes for couples, the elderly, people with disabilities young people and single people. The category with the least support (with the

exception of the category of 'other) is 'large family homes' (4+ beds).

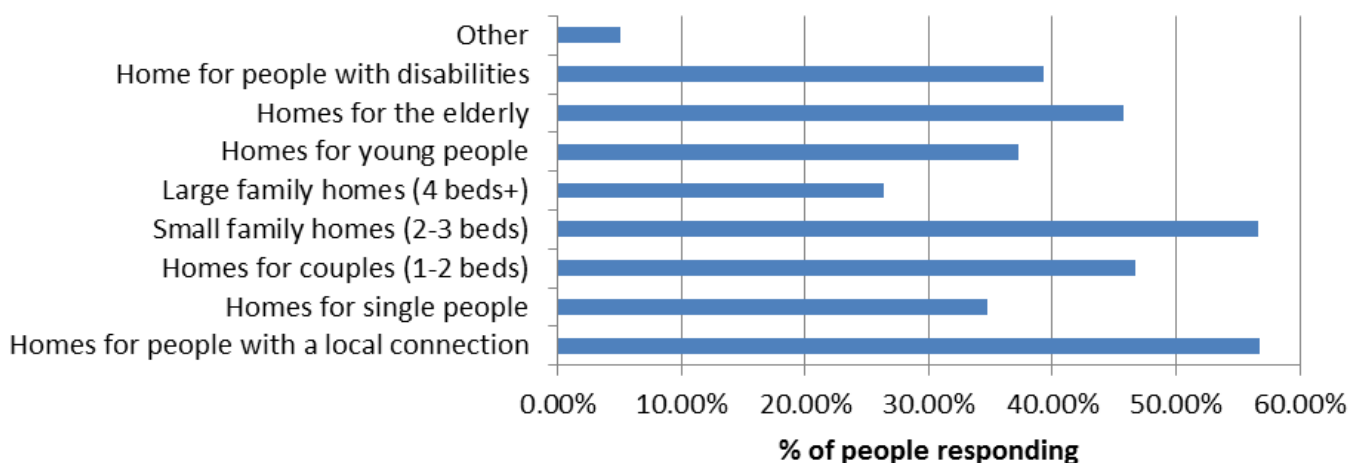
11.12 The type of housing people feel is needed is generally a mixed housing scheme but with emphasis on semi-detached dwellings and bungalows. Also identified is the desire for affordable housing (through a housing association) and sheltered housing with less emphasis on flats/apartments, maisonettes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

11.13 When linked with the graph that identifies who housing should be built for, the outstanding preferences are for:

- 1-3 bed homes in a mixture of semi-detached, bungalows and detached housing
- Affordable housing (provided through a housing association) – this can include homes for couples, families, first time buyers (through shared equity schemes)

Fig 38

Who should new housing be built for?



Objective 3b – Density

To enable sufficient open space and on-street parking to be incorporated into housing schemes as identified in Appendix N.

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.

as well as the elderly. A mixed housing of 1-3 bed homes also meets the need for the provision of homes for local people (56.76%), as affordable housing schemes provide housing for local people in perpetuity.

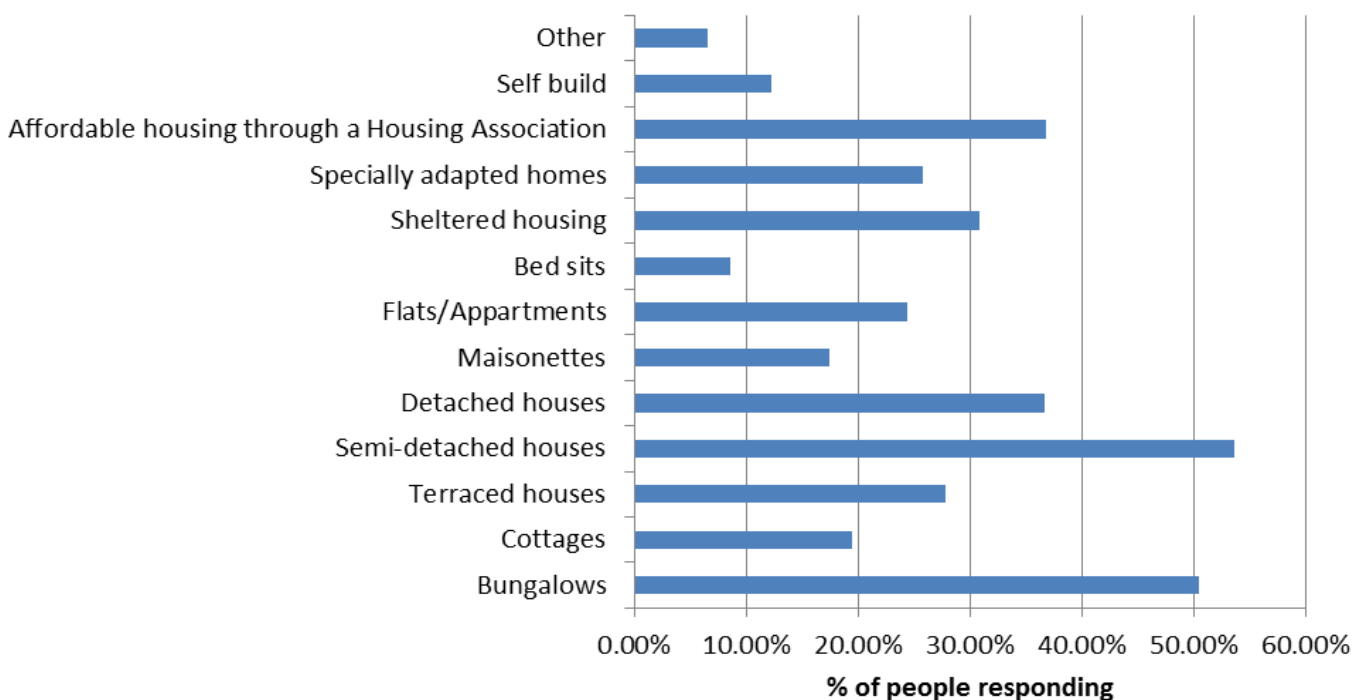
- Generally the people who live in Rendlesham want to stay in Rendlesham. The provision of sheltered housing for the elderly population and people with disabilities has been highlighted.

Housing Design

11.14 Rendlesham has a wide mix of housing which has evolved over the years, partially as a legacy from the MOD era and more recently as 65% new housing growth over the past 10 years. This has resulted in a variety of housing types and housing design layouts. With this in mind, residents have identified the ‘best’ practice for Rendlesham culminating in the Rendlesham Top 9 Design Principles (Fig 40—page 71).

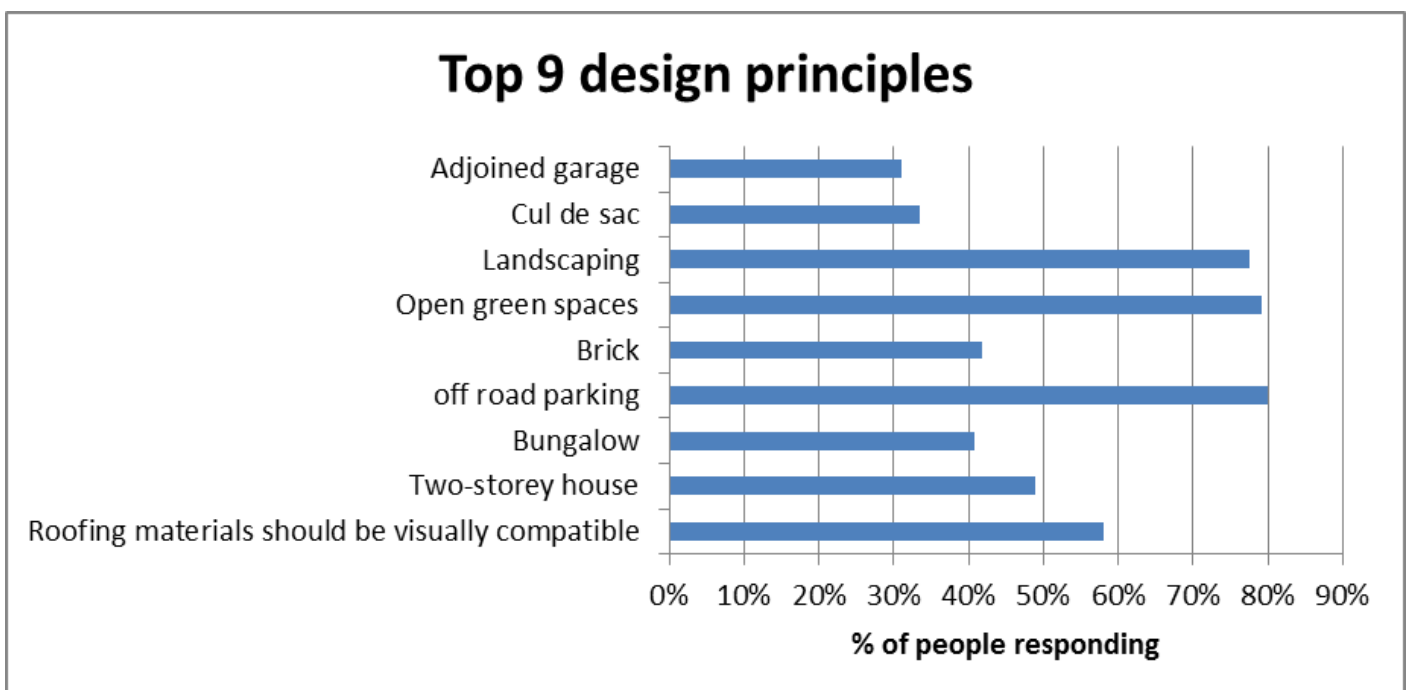
Fig 39

What type of new housing is needed?



- 11.15 Housing density should be commensurate with the objectives in the RNP to ensure well designed schemes that provide open green space, amenity land and meeting space within the street layout. (Appendices O and N).
- 11.16 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.
- 11.17 SCC currently considers parking provision through adopted Parking Standards (Suffolk Advisory Parking Standards- 'SAPS'). These standards are due to be withdrawn in the near future, to be replaced with new guidance. The SAPS, allied to the NPPF (paragraph 39), will be the guide by which parking proposals will be judged, and the mechanism by which this Plan's policies on parking will be implemented. The SAPS will be based on best practice and data on car ownership levels.
- 11.18 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.
- 11.19 Street scenes play an important part in any housing development and the following have

Fig 40



Objective 3c – Street Scene

The street scene is an important part of the aesthetics of any housing development and development should be guided by the design principles in this NP.

Inadequate parking can lead to overcrowded street scenes and inconsiderate parking on pavements, causing obstruction to pedestrians and cyclists. The guidance provided in this NP should be used to ensure provision of on-street landscaped parking bays as well as off-road parking for residents.

been identified as being key features in creating a well-balanced street scene.

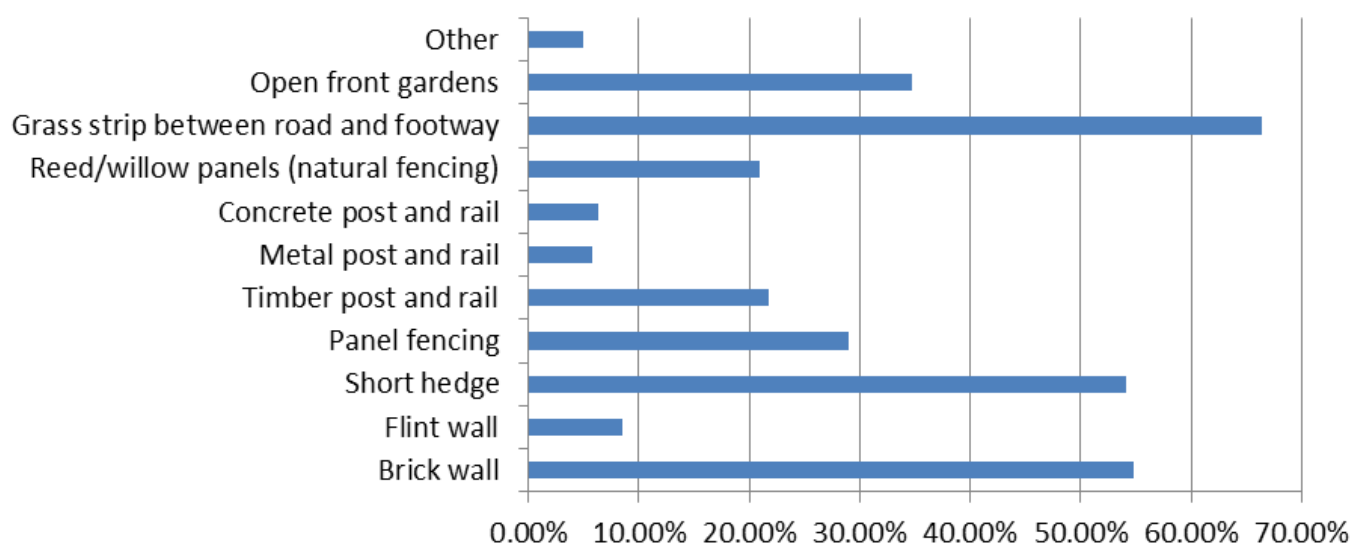
11.20 In summary, the ideal street scene would have:

- 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

11.21 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.

Fig 41

Features of a well-balanced street scene



11.22 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 space 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.

Objective 3d – Sustainable Transport

Sustainable transport is an important aim and off road provision should be made on artery roads in developments to promote the use of cycling and shared space schemes within the village. Good examples of this can be found in Rendlesham and these principles should be followed when designing new housing schemes.

Knight Road



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.

11.23 The less tangible infrastructure is an important part of provision of services eg being able to get an appointment with the doctor without having to travel to Wickham Market, access to faster broadband, having sufficient capacity in the sewage system, being able to access a dentist or family services. Any increase in the population

through new housing development will put pressure on existing services. Service providers need to ensure that provision is commensurate with the growing population.

11.24 New buildings should be well designed and incorporate features that promote renewable energy, and minimise energy and water use.

Pedestrian/cycle path, Acer Road



Objective 3f—Rural Affordable Housing

To ensure that local homes are built for local people so that people who live and work in Rendlesham can afford to stay in the village when personal circumstances change eg the sale of a rented property, leaving home, downsizing for older people or finding more suitable accommodation because of disability.

11.25 SCDC recognise within their Local Plan Core Strategy that *'lack of affordable housing provision within the district is a major problem.'* This is reflected in Rendlesham and the need for affordable housing is evidenced in Appendix C.

11.26 SCCS policies relating to Rural Local Housing (Affordable Housing) can be found in Appendix D.

11.27 There are currently two ways in which Rural Local Housing can be provided, either through a local scheme facilitated by the Parish Council or through SCDC's housing policy DM2 which states that in considering planning applications for the development of *'3 or more additional housing units in Key Service Centres..... the District Council will expect 1 in 3 units to be affordable housing'*.

11.28 For Rendlesham, Local Rural Housing is expected to be provided through SCDC's DM2, however, the potential for a village scheme, where the parish will have more influence on design, layout and choice of housing association could be taken forward under SCCS DM1 where an agreement is reached with a developer or landowner.

Rendlesham Care Centre





Objective 4—Allotments, Orchards and Growing Places

To promote the health and wellbeing of the people who live and work in Rendlesham, the provision of spaces within the village will be provided to make opportunities to promote a healthy and sustainable way of living.

The RNP has identified a deficit of allotments therefore contributions will be sought where land is not available on site.

RNPP3

In Rendlesham there are no allotments. New residential or mixed use development is required to make provision towards meeting the identified local need.

RPC: Edible beds at Acer Road Pharmacy



12.01 *'In 2005 the Government commissioned the University of Derby to undertake research on allotments in England. The Government recognises that allotments provide many benefits and can help improve the quality of life in communities through the provision of fresh, healthy food, exercise and community interaction.'* (SCDC Local Plan Core Strategy, 2013).

12.02 The RNP recognises that there is a strong desire amongst residents to have access to places where they can grow food, whilst gaining the benefits of exercise and social interaction. Rendlesham currently has no allotment provision, however, within the current restrictions of usable space the community group 'Grow Me Rendlesham' have created partnerships with the Acer

Road Pharmacy to transform redundant planting beds into 'edible beds' and with St Felix Church to provide raised beds in the Church garden.

12.03 184 people have expressed an interest in having an allotment in Rendlesham (RNP Household Survey, March 2013). It is recognised that allotments do not have to be consolidated in one location but could be provided in several locations, enabling better access to residents in all parts of the village. In response to this, the RNP supports provision on new housing sites or on a stand alone site.

12.04 The use of small community spaces for communal growing, such as the Grow Me

Rendlesham project, has proved an innovative way for people to get involved but without the commitment of an allotment.

promoting a healthy lifestyle.

12.05 The RNP also recognises that allotments and community spaces can accommodate more than traditional vegetable growing and therefore the diversity of food production could be expanded to include community orchards and nutturies.

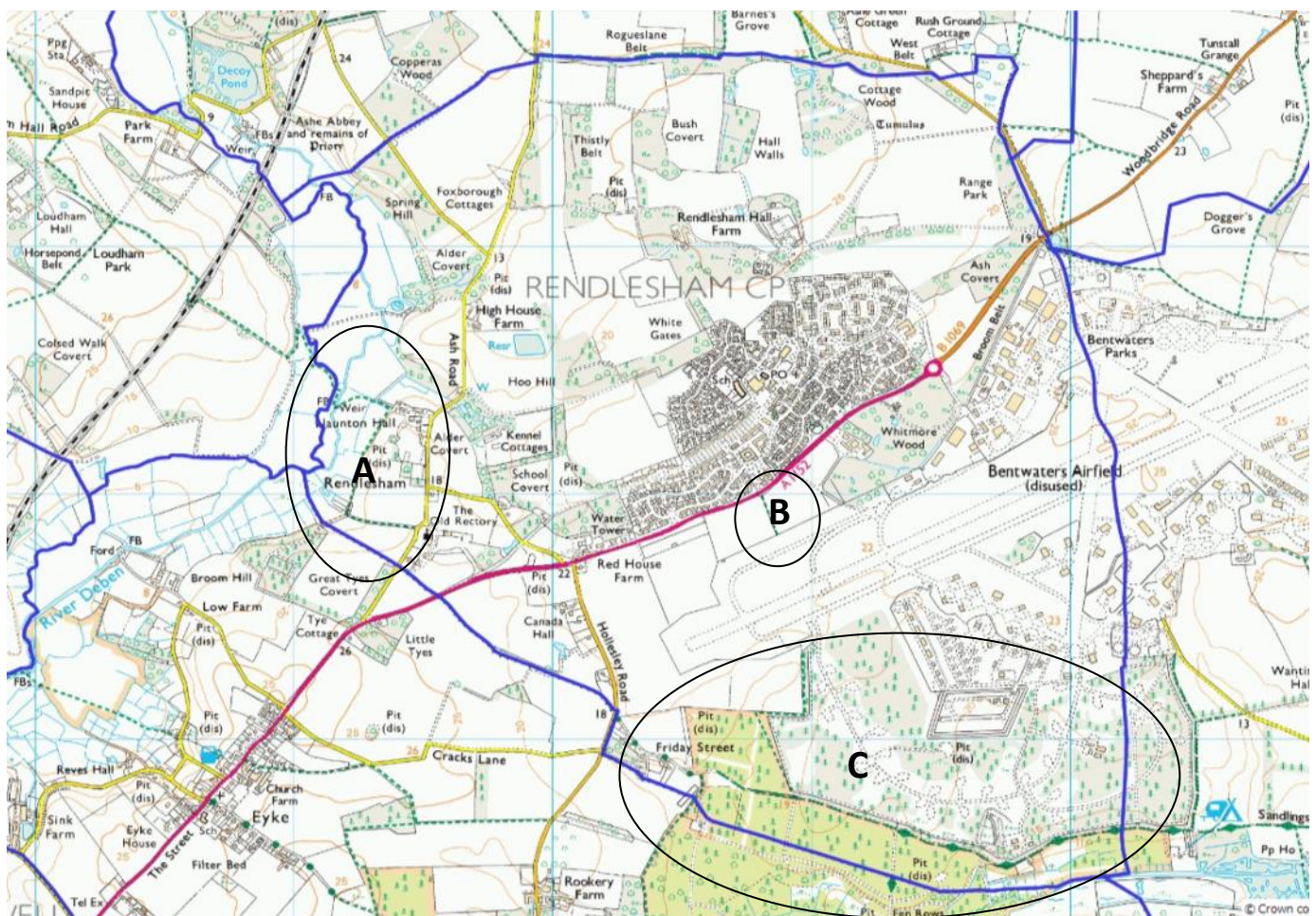
Rights of Way

12.07 Due to its former use as an USAF base, Rendlesham has a very limited number of public Rights of Way (Fig 42).

12.06 Small growing schemes in community space and green pockets of land in amongst residential development will be supported to encourage people to get involved whilst

12.08 A forthcoming addition to the network is contained within the Bentwaters' Master Plan which will provide a bridlway status route linking B and C in the Neighbourhood area. Given the proximity to Rendlesham Forest this will provide a more direct route to large areas for recreation and the promoted long distance trail (the Sandlings

Fig 42 Public Rights of Way



Walk) with links to further countryside destinations.

12.09 In addition to the above, opportunities exist for planning into the future and working in partnership with SCC and landowners to create sustainable travel options and quality of life objectives regarding the health and the wellbeing of communities. There may also be opportunities to improve pedestrian and cycle access to Campsea Ashe (and Wickham Market station), if landowners were willing and if possible to justify developer contributions.

Photo: Clevedon allotments, Somerset
<http://www.clevedon-allotments.co.uk/Highdale.htm>





Objective 5—Economic Development

To support the growth and regeneration of the local economy.

13.01 The District Centre should be the primary location for the 4 priority areas of economic growth:

- 1) Shops and services
- 2) Leisure activities
- 3) Hotels/pubs/restaurants/cafés/take-aways
- 4) Commercial businesses

Where that growth cannot be accommodated in the District Centre, and to ensure that economic growth is not inhibited, provision could be made to provide opportunities for economic development outside of the District Centre to expand on A1-A5 and B1A class uses. This provision could be on a new dedicated site.

13.02 The parish already has the following employment sites including:



Rockford House

- Rockford House - a privately owned company
- Retail and services in the centre of the village - 5 units including a convenience store, hairdressers, takeaway, vets and wine bar
- Rendlesham Mews - small business units
- Bentwaters Park - a mix of office and industrial units

13.03 The retail and services located in the centre of the village fall within the District Centre designation. The community's aspiration to increase these facilities is outlined within the objectives and policies within Chapter 9 of the RNP.

13.04 Rendlesham Mews provides a range of small business units that are welcome in the village to provide access to services and facilities. Currently there is no pedestrian footway to the site which limits access for some residents who do not have private transport.

13.05 Bentwaters is currently in the process of formalising its Master Plan with the Local Planning Authority. The Parish Council have fully supported the Master Plan and what it aims to achieve and therefore the RNP has no further comment to make regarding the site. The settlement was originally derived through the SCCS policy AP161 which put in place the future uses of the technical base following the exit of the USAF, and is also covered under SCCS policies SP5 and SP7.



Objective 6—Traffic outside Rendlesham
To minimise the impact of traffic on other villages as a result of any future development in Rendlesham.

14.01 Any development will usually result in an increase in traffic movements, adding pressure to already busy roads and junctions.

14.02 The key areas where congestion or traffic issues have been identified are:

- Eyke
- Wilford Bridge railway crossing
- Melton traffic lights
- A12/Woods Lane junction

14.03 Measures already taken include:

- Traffic calming in Eyke as part of the Bentwaters Park planning application
- Working in partnership with Eyke Parish Council and Bromeswell Parish Council to set up a Speed Watch scheme in conjunction with the police. The scheme was launched in March 2014 and the equipment, purchased by Rendlesham Parish Council, is shared with Eyke and Bromeswell to deter speeding traffic.

14.04 Unfortunately, there is no affordable miracle solution so the emphasis within the RNP is to:

- Reduce the number of car trips out of Rendlesham through the provision of shops and services within the village, so all day to day needs are met, as far as practically possible.
- Promote sustainable transport schemes such as the Links buses.
- Work in partnership with the Campsea Ashe Station House project and other community transport initiatives to provide better bus links to train stations and other villages/towns, eg Woodbridge, Wickham Market.
- Provide the role of a 'District Centre' to surrounding villages eg, Campsea Ashe, Tunstall, Eyke, by providing a good range of shops and services that will encourage more people in surrounding villages to shop locally rather than travelling to Woodbridge or Martlesham Heath. Whilst this will have a positive effect on less vehicles using the A1152 through Eyke and Melton, the economic impact on Woodbridge should be minimal as the town offers a range of services that are not anticipated to be provided in Rendlesham.

Objective 6a—Traffic within Rendlesham

To minimise the impact of traffic within Rendlesham as a direct result of new development.

14.05 New developments can impact on the existing road infrastructure. There are key pinch points on the main through roads in the village; Sycamore Drive, Acer Road and Mayhew Road that become congested, usually due to on-road parking which narrows the road down to a single carriageway. This is particularly hazardous when this occurs around junctions.

14.06 The following sites should be assessed for safety and congestion if they are to be considered as routes in or out of new developments:

- Sycamore Drive/Acer Road (southern junction)
- Sycamore Drive/Mayhew Road junction
- Walnut Tree Avenue /Sycamore Drive junction

14.07 Problems can occur when there is only one entry/exit site to developments. These can cause bottlenecks and congestion at peak times of the day. To avoid these situations road layouts need to be considered in practical terms of traffic flow and congestion assessment to produce measures to prevent, rather than accept the inevitable.

14.08 This is particularly relevant when traffic peaks around the school day, alongside a peak in pedestrian and cycle activity.

14.09 When planning new development, consideration should be given to the road layout to secure a positive traffic flow in and out of the development site, not only during the construction period but also post completion.

14.10 Consideration should be given to addressing potential bottleneck junctions when those junctions will be a main means of access to and from any site.



Parking at the southern junction of Sycamore Drive/Acer Road

Appendices



Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU
 Tel: (01394) 383789
 Fax: (01394) 385100
 Minicom: (01394) 444211
 DX: Woodbridge 41400
 Website: www.suffolkcoastal.gov.uk



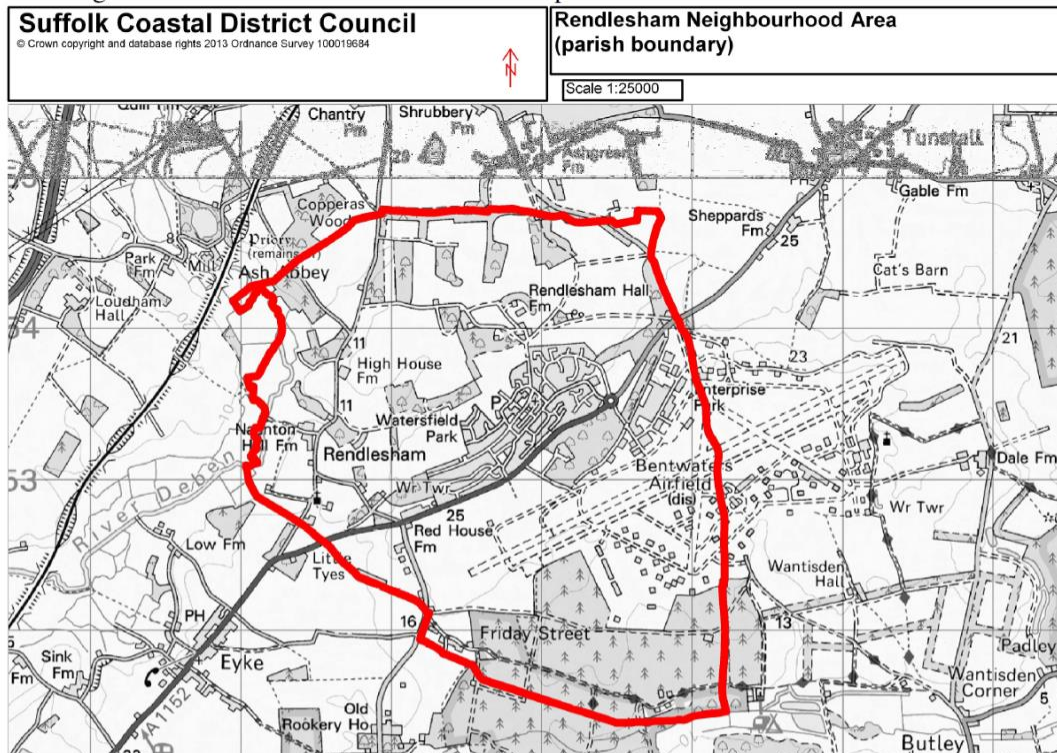
NEIGHBOURHOOD PLANNING NOTICE

The Neighbourhood Planning (General) Regulations 2012 (Article 7)

In accordance with the above Regulations, notice is hereby given that Suffolk Coastal District Council has **APPROVED** the following neighbourhood area:-

Name of neighbourhood area **RENDLESHAM**
Name of “relevant body” **RENDLESHAM PARISH COUNCIL**

The neighbourhood area is identified on the map below.



Signed

Date: 29/10/2013

Philip Ridley - Head of Planning & Coastal Management Services

Date: 27 February 2014
 Our ref: 110214
 Your ref: [Click here to enter text.](#)



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

Customer Services
 Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

Consultation on the Rendlesham Neighbourhood Plan Sustainability Appraisal Scoping Report

Thank you for consulting Natural England on the above in your email of 15th January 2014.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We are satisfied that the SA scoping report appears to consider relevant environmental issues including potential impacts on biodiversity, including designated sites and landscapes, protected species, green infrastructure, soils and the potential effects of climate change.

We are pleased that the report acknowledges that the Neighbourhood Plan area is adjacent to and incorporates part of the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB), Sandlings Forest Site of Special Scientific Interest (SSSI), Sandlings Special Protection Area (SPA), Staverton Park and the Thicks, Watisden SSSI and Special Area of Conservation (SAC). We are pleased that the report identifies these statutorily designated areas as assets to be protected and enhanced through the Neighbourhood Plan, together with local wildlife sites and biodiversity habitats and species. The SA will need to include detailed consideration of the effects of the Plan on these features, including designated sites and landscapes.

Where a Neighbourhood Plan could potentially lead to significant environmental effects it will be necessary to screen the Plan in relation to the Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive.

In relation to the Habitats Regulations, a Neighbourhood Plan cannot progress if the likelihood of significant effects on any European Site, either alone (or in combination with other plans and projects) cannot be ruled out (see Schedule 2, The Neighbourhood Planning (General) Regulations 2012). Therefore measures may need to be incorporated into the Neighbourhood Plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the Plan on European protected sites. This will be particularly important if a Neighbourhood Plan is to progress **before** a Local Plan has been adopted and/or the



Neighbourhood Plan proposes development which has not be assessed and/or included in the Habitats Regulations Assessment for the Local Plan.

We welcome recognition of the possible impacts of recreational disturbance on Nightjars, a qualifying interest feature of Sandlings SPA. We trust that the SA will consider this issue and ensure that the Neighbourhood Plan does not contribute to increased recreational disturbance.

The scoping report identifies that the neighbourhood plan area includes a good green infrastructure (GI) network of cycleways and footpaths but that there is a lack of access to the surrounding countryside from Rendlesham. We trust that the SA will consider this issue and ensure that the Plan seeks to protect and enhance the local GI network where possible, taking into consideration any relevant objectives of the local GI Strategy.

We note and welcome reference to key evidence documents including the Haven Gateway Green Infrastructure Strategy, Suffolk County Council Landscape Character Assessment and Suffolk Coast and Heaths AONB Management Plan. We trust that these will be used to inform the Sustainability Assessment and plan preparation.

The following general advice is offered to assist the Neighbourhood Plan working group.

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into development proposals. This is available at: <http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected species

You should consider whether your proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England: [Natural England Standing Advice](#)

Opportunities for enhancing the natural environment

Proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.

Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.

The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make comments that will help the Parish/Town Council or Neighbourhood Forum to fully take account of the environmental value of this area in their decision making process.

I hope these comments are helpful. For clarification of any points in this letter, please contact Janet Nuttall on 0300 060 1239. Please send any further consultations to: consultations@naturalengland.org.uk.

Yours sincerely

Page 2 of 3



Janet Nuttall
Land Use Operations

Natural England is accredited to the Cabinet Office Service Excellence Standard

Report – Full Council

3 March 2014

Consideration of Affordable Housing Scheme in Rendlesham

BACKGROUND

In September 2012 the Parish Council undertook a Housing Needs Survey as part of the Neighbourhood Plan process in order to identify whether there was any defined need in Rendlesham for 'affordable' housing for local people.

The survey was undertaken by Suffolk ACRE who collated and analysed the results. Suffolk ACRE is an independent organisation and the enabling body for affordable housing schemes in Suffolk.

Further evidence of need has been gathered through the Neighbourhood Plan Household Survey.

HOUSING NEEDS SURVEY RESULTS

RENDELSHAM NEIGHBOURHOOD PLAN HOUSING NEEDS SURVEY

Executive Summary

Sunila Osborne, Rural Housing Enabler met with the Parish Council on 3 July 2012 to present information about Affordable Housing and the process for undertaking a local Housing Needs Survey (HNS) in the parish.

The Parish Council agreed to carry out a HNS with a closing date of 30 September 2012.

The Suffolk ACRE Community Services toolkit was used to produce the survey data.

From the HNS, 91.73% of respondents were in favour of an affordable housing scheme, showing excellent overall support, with 8.26% of the returns indicating that they would not support affordable housing in the parish.

The Rendlesham Neighbourhood Plan housing Needs Survey of 30 September 2012 received 199 household responses from a total of 1470 of survey forms issued a 13.53 % return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

Profile of survey respondents

199 Household Responses

498 Individuals

Greatest number of responses received from those aged between 25-44 years of age

508 Multiple Choice responses received

Out of 199 HNS returned, 28 households responded that they have a current housing need, totalling 65 people.

Out of 199 HNS returned, 4 of those households responded identifying a need for 5 people (with a local connection) wishing to return to or live in the Parish in the parish.

This shows a total of 32 households, 70 people in need of affordable housing in Rendlesham.

The Gateway to Home Choice (GTHC) register indicates there are 33 households claiming a local connection to Rendlesham;

- 18 x 1 bed dwellings
- 10 x 2 bed dwellings
- 3 x 3 bed dwellings
- 2 x 4 bed dwellings

Rendlesham Parish Council may want to consider those registered on the GTHC when deciding on the final number of homes they may wish to provide.

NEED INDICATED FROM HNS

Current household;

28 future households identified from the HNS, with a total of 65 people in need. Although the make-up of the future households indicated from the HNS shows:

Single people	13
Single Parent families	4
Couples	7
Two Parent Family (with or expecting children)	7
Siblings	1
Other	3
Total	35

People wishing to return

4 future households identified from the HNS, with a total of 5 people in need. Although the make-up of the future households indicated from the HNS shows:

Single people	5
Total	5

Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of affordable housing and who have a local connection to Rendlesham.

The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme.

Therefore the recommendation for Rendlesham would be:

20 to 30 dwellings (it would be recommended to have these on two sites due to the high number of need indicated. This will need to be agreed, together with the size and type of dwellings with the Parish Council, Local Authority, and appointed Registered Provider).

From the HNS 6 households indicated they would like a shared ownership property, however, only 4 of these would qualify from the financial information provided.

From the HNS 5 households indicated they would like a Local Market Sale property, however, only 4 of these would qualify from the financial information provided.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.

At the time of writing this report, due to the current financial constraints with the credit crunch, mortgage lenders are refraining from lending for shared ownership. Many Registered Social Landlords have had to convert properties from shared ownership to rent based on the current financial climate.

The decision therefore on the tenure of properties for Rendlesham would need to be agreed by both Rendlesham Parish Council and the appointed Registered Social Landlord.

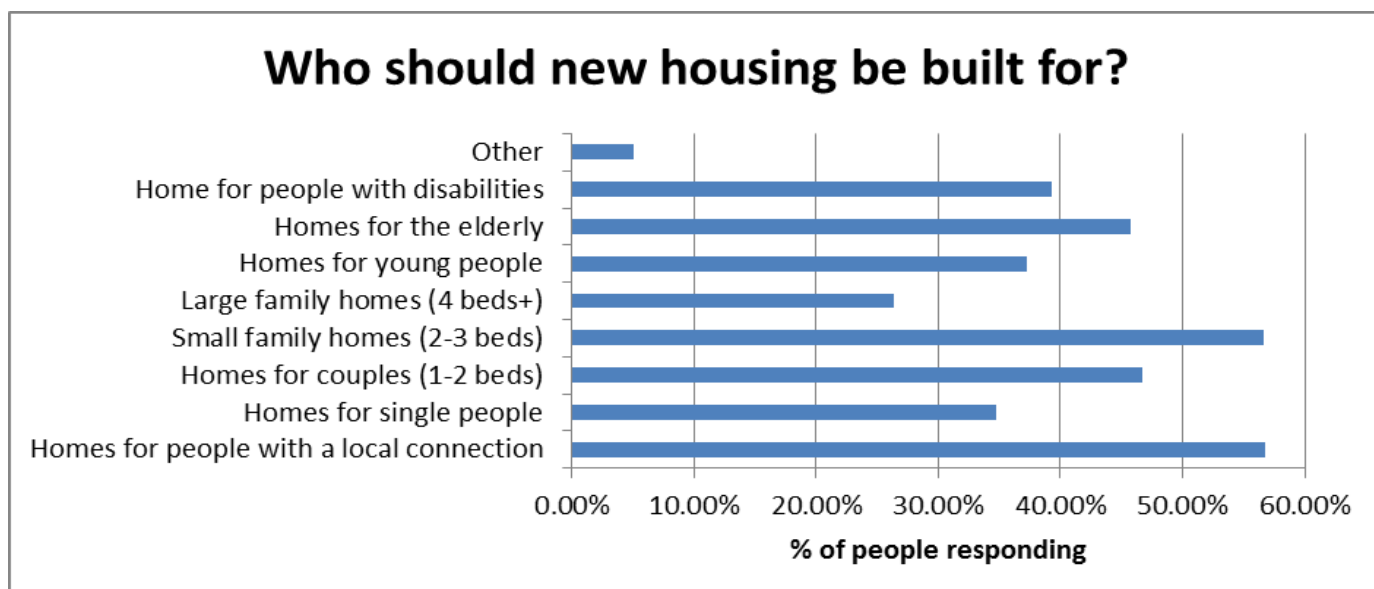
Sunila Osborne, Rural Housing Enabler, Suffolk ACRE
January 2013

ADDITIONAL EVIDENCE OF NEED

Extract from the Neighbourhood Plan Household Survey - Narrative Analysis and the data collected through the Household Survey.

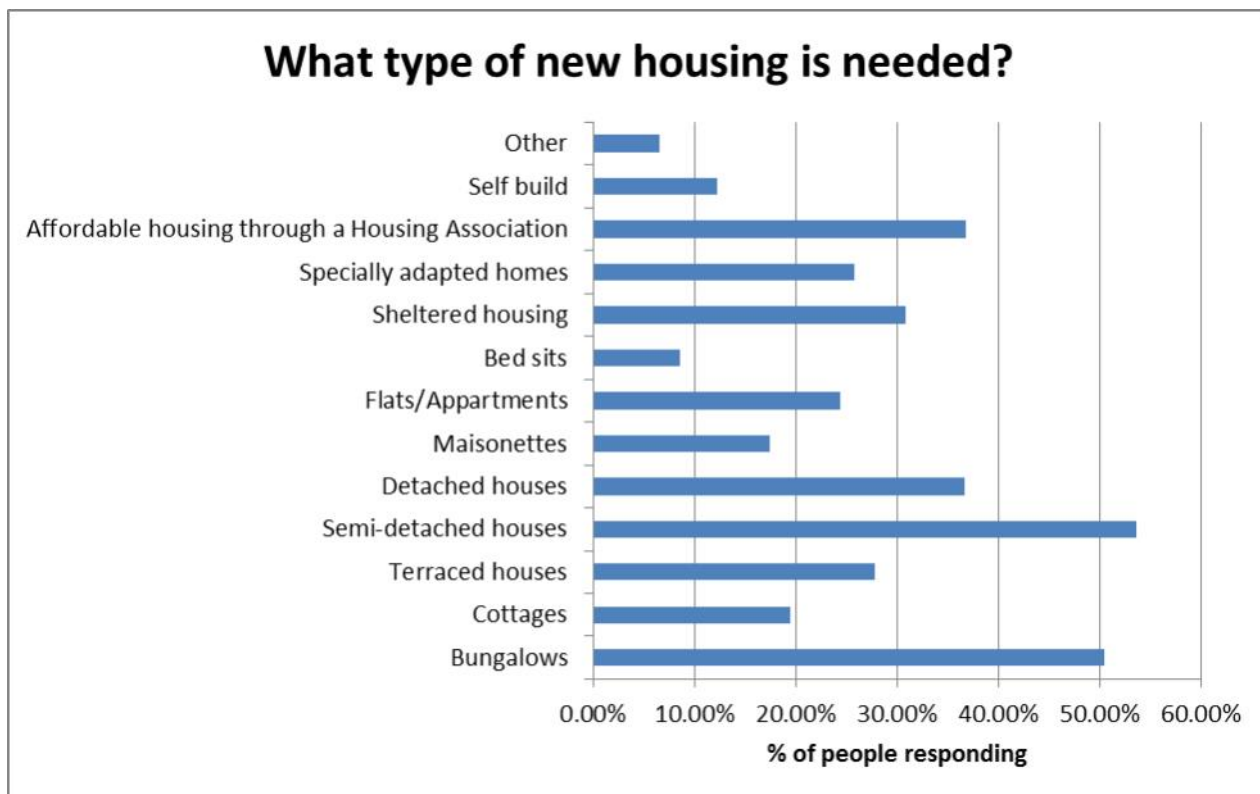
Housing

New Housing



When asked ‘if new housing were to be built in Rendlesham, who do you think it would cater for?’ (RNP Household Survey—March 2013).

From the responses received it becomes clear that the majority would like to see small family homes built for people with a local connection. Following on from this there is a desire to see homes for couples, the elderly, people with disabilities, young people and single people. Interestingly the category with the least support (with the exception of the category of ‘other’) is ‘large family homes (4+ beds)’.



The type of housing people feel is needed is generally a mixed housing scheme but with emphasis on semi-detached dwellings and bungalows. What also comes across is the desire for affordable housing (through a housing association) and sheltered housing with less emphasis on flats/apartments, maisonettes and bedsits.

When linked with the graph that identifies who housing should be built for the outstanding preference comes through, the need for:

- 1-3 bed homes in a mixture of semi-detached, bungalows and detached housing
- Affordable housing (provided through a housing association) – this can include homes for couples, families, first time buyers (through shared equity schemes) as well as the elderly. So, again, a mixed housing type, similar to the point above, however this type of housing also meets the need for the provision of homes for local people (56.76%), as affordable housing schemes provide housing for local people in perpetuity.

- The need for sheltered housing should not be overlooked. When linked with other evidence in this report, generally the people who live in Rendlesham want to stay in Rendlesham, however, the provision of suitable housing for the elderly population, and indeed, people with disabilities comes to the forefront in terms of need.

Alternative Accommodation

For 91.24% of people answering this question their sole residence was Rendlesham. 2.28% of people had a main residence elsewhere, 2.8% of people had a holiday home elsewhere, 2.1% were away at University and 1.58% had other accommodation.

People were asked if they were in need of alternative accommodation. Whilst 88.07% indicated 'No' there was an 11.11% return (54 people) that indicated 'Yes' and 0.82% (4 people) who stated they were on the District Council Housing Register. This concurs with the need identified within the Housing Needs Survey (2012). Of these people 18.64% were in need of accommodation now and the remainder within the next 3-10 years.

There was a wide range of accommodation required including sheltered housing, starter homes (rent and buy), bungalows and flats.

Data summary:

59 people identified themselves as needing alternative accommodation in the next 10 years.

340 people thought homes should be provided for people with a local connection (*affordable housing scheme criteria*)

235 people thought homes should be provided for people with disabilities

223 people thought homes should be provided for young people

274 people thought home should be provided for the elderly

208 people thought homes should be provided for single people

280 people thought home should be provided for couples (1-2 bedrooms)

339 people thought small family homes should be provided (2-3 bedrooms)

158 people thought large family homes should be provided (4+ bedrooms)

217 people thought 'affordable' housing should be provided through a housing association

Community Action Suffolk works with Parish Councils, local residents, housing associations, local councils and landowners to facilitate ways of meeting housing needs.

Sunila Osborne, Community Development Officer for Rural Affordable Housing, acts as the independent agent, smoothing the way between these parties.

The Rural Housing Project aims to increase the provision of affordable housing for local needs in villages throughout the county. To promote balanced communities where people aren't excluded and don't have to move away because there isn't any suitable or affordable accommodation.

What is local needs housing?

Housing need takes various forms, e.g. for older people, young people and families. Housing provision must meet both urban and rural needs to help maintain a balanced community, particularly in a predominantly rural county like Suffolk.

The problem in rural areas

In recent years concern has grown over the future of village life, where communities have been threatened because, among other things, local families have been unable to compete for increasingly scarce and expensive housing. Although the lack of affordable housing in rural communities has been a serious problem for many decades it has recently reached crisis point in many parts of the country where house prices have outstripped average incomes by very large margins. High house prices, the loss of council houses through Right to Buy and restrictive planning policies has all played their part in worsening the situation.

Local Housing needs schemes

The above problems have encouraged many communities across Suffolk to develop local housing needs schemes. These schemes are developed in partnership with Parish Councils, the District Council and a Housing Association. These small housing developments are kept for local people in perpetuity and affordable homes built on them can never be sold on the open market. A legal document is drawn up under section 106 of the Ufford 2010 (Hastoe)

Town and Country Planning Act 1990 between the District Council and the Housing Association to ensure the houses are kept in perpetuity for local people and will state clearly who is eligible for housing in the new development. These restrictions do not affect any existing Council or housing association property in the parish, or any open market homes built on exception site schemes.

Rural Exception sites and local housing needs surveys

Local authorities may adopt policies which enable them to grant planning permission for sites adjoining the village development envelope which would not normally be released for housing, in order to provide affordable

housing to meet local needs in perpetuity. These sites are known as “Rural Exception” sites and robust data, usually through a Local Housing Needs Survey must be submitted to support an “exception scheme”.

Any rural community, which is considering bringing forward a local housing needs scheme must therefore undertake a local housing needs survey to prove that a housing need exists in the village.

All households in the village will be given an opportunity to complete a survey form. There will be a section on the form allowing people to indicate if any family members have had to leave the village due to a lack of suitable accommodation and who would like to return if a local affordable housing scheme is developed.

Exception policy land is usually much cheaper than land where open market housing would normally be permitted, enabling the development of affordable housing. Guidance in the Local Authority’s planning policy will provide the criteria for such developments, including that the style and character of such housing should be in keeping with its surroundings and local building types.

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

Types of affordable housing

Local Affordable housing schemes can include different types of tenure to include:

Affordable Rent

From April 2011 most new homes for rent will be let as Affordable Rent tenancies. These are where rent charged at up to 80% of local open market rents.

Shared ownership

This form of tenure is a popular alternative to renting for those people who cannot afford to buy outright on the open market but can afford to buy a proportion of the equity of their home. There are several types of shared ownership, and the most common is Restricted Shared Equity where the occupier initially has a minimum mortgage of 25% of the equity of a property and pays a rent to the Housing Association joint owner on the rest of the value of the property. As income allows occupants can “staircase” up and increase their share of the equity

up to maximum of about 80%. This restriction on outright ownership ensures that the houses are never completely sold off and will remain available for local people in perpetuity.

Local Market Housing

With the introduction of the new National Planning Policy Framework in 2012 (NPPF) and changes in Government funding for affordable housing to Housing Associations, in relation to rural exception sites, planning authorities are encouraged to allow some market housing on Rural Exception sites. This is designed to facilitate the provision of additional affordable housing to meet local needs.

This can be of great assistance to the financial viability of bringing forward a local needs affordable housing scheme and at the same time meet additional forms of local housing need. A good example is highlighted in many parish housing needs surveys. These often show an increasing need for elderly households, currently living in owner occupied family type properties who wish to remain in the parish for support from family and friends and are unable to find suitable smaller open market properties for them to downsize to. The provision of a limited number of suitable open market homes on a rural exception site will help subsidise affordable housing on that site and meet an identified housing need in the local open market sector.

For further information, contact:

Sunila Osborne, Community Development Officer – Rural Affordable Housing
sunila.osborne@communityactionsuffolk.org.uk
01473 345344

Introduction

This Chapter summarises national, regional and local plans and programmes which were considered could influence the RNP. To a large extent these plans and programmes have been taken from the SA to the CSDM.

From this summarised list we have focused on the NPPF at the national level. It is assumed that the recently adopted CSDM satisfactorily deals with other national and international plans and programmes and the RNP, by being in conformity with the CSDM, will reflect those higher level policy objectives.

National Policy Context

NPPF

The National Planning Policy Framework (NPPF) was issued in March 2012. It sets out the Government's planning policies for England.

The NPPF sets out the presumption in favour of sustainable development, and makes it clear that development which is sustainable and does not have an overriding adverse impact should be approved without delay.

Local Plans (and Neighbourhood Plans) are expected to include plans and policies that will guide how this principle will be applied locally.

The NPPF sets out 12 core land-use planning principles that underpin both plan-making and decision-taking. In summary, these require that planning should:

- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as*

- land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- contribute to conserving and enhancing the natural environment and reducing pollution.*

Allocations of land for development should prefer land of lesser environmental value, where
- consistent with other policies in this Framework;*
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

NPPG

The NPPG complements the NPPF and provides advice on how to deliver its policies. It is currently in draft format and is on consultation.

Manual for Streets (DCLG 2007)

This publication represents a strong Government and Welsh Assembly commitment to the creation of sustainable and inclusive public spaces. *Manual for Streets* explains how to respond to these issues. Although it does not set out new policy or legislation, it shows how the design of residential streets can be enhanced. It also advises on how street design can help create better places – places with local distinctiveness and identity. In addition, it establishes a common reference point for all those involved in the design of residential neighbourhoods.

Manual for Streets 2

Streets and roads make up around three-quarters of all public space – their design, appearance, and the way they function have a huge impact on the quality of people’s lives. *Manual for Streets 2 - Wider Application of the Principles* is the result of collaborative working between the Department for Transport and the transportation industry. It is an excellent demonstration of what can be achieved when Government works in

partnership with professional industry representatives.

The aim of the document is to extend the advantages of good design to streets and roads outside residential areas and to provide an environment that improves the quality of life. By rethinking the way high streets and non-trunk roads are designed, the fabric of public spaces and the way people behave can be changed. It means embracing a new approach to design and breaking away from inflexible standards and traditional engineering solutions.

Building for Life 12 (Design Council 2012)

BfL12 is also designed to help local planning authorities assess the quality of proposed and completed developments; and as a point of reference in the preparation of local design policies.

Regional (or higher than District) Policy Context

The Regional Spatial Strategy for the East of England has been revoked. There is no regional level to the Development Plan as a result. Therefore this section has focussed on ‘higher than District’ level plans and programmes.

Haven Gateway Green Infrastructure Strategy

The main purpose of this strategy is to:

- assess the interplay of the five main components of green infrastructure: physical resources and natural systems, ecological assets, landscape character, historical and cultural assets, and access networks and recreational facilities
- establish a holistic and coordinated spatial framework for the delivery of high quality multi-functional green infrastructure over the next 20-25 years, complementing and supporting planned housing and employment growth
- inform the preparation of Local Development Frameworks as envisaged in Policy ENV1 of the East of England Plan
- provide an evidence base for future funding

This strategy will form part of a framework for growth along with other studies (water cycle, culture, tourism, etc.). Together, these will form part of an evidence base to inform the strategic planning process for housing and economic growth planned for the Haven Gateway area to 2021.

Suffolk County School Organisation Plan

The School Organisation Plan provides:

- information about current numbers of schools in Suffolk and their pattern of organisation, current numbers of pupils at mainstream and special schools and details of arrangements for the support of children of Special Educational Needs
- details of the policies and principles that support decisions about school place planning
- pupil number forecasts and trends over the period 2005-2010, together with information about major housing developments and the steps that the County Council is planning to address local changes in pupil numbers.

Suffolk Local Transport Plan (2011-2031)

The Local Transport Plan (LTP) sets out the County Council's ambitions and objectives for transport. The current LTP is the third the County Council have produced.

The plan is in two parts. The first part is a 20-year strategy that highlights the County Council's long-term ambitions for the transport network, while the second part is a shorter-term, four year, implementation plan. The implementation plan indicates how the County

Council are proposing to address the issues identified within the longer-term transport strategy.

Anglian Water Asset Management Plan

This report describes our plan to maintain a secure balance between water supplies and demands in the region served by Anglian Water.

Suffolk County Council Joint Health and Well-being Strategy

This strategy has been agreed by the new Suffolk Health and Wellbeing Board whose role is to help local people improve their health and wellbeing and reduce health inequalities.

Haven Gateway Employment Land Study

A review of the supply of, and demand for, employment land and premises across the Haven Gateway sub-region.

Suffolk County Council Landscape Character Assessment

The assessment is designed to support work to maintain and restore the landscape of Suffolk, particularly through the planning system and to promote and foster wider understanding of the landscapes of Suffolk.

Local (or District) Policy Context

The following plans and programmes are relevant at the District level.

Suffolk Coastal District Council Core Strategy and Development Management Policies Local Plan (2013)

This document, the Core Strategy of the Suffolk Coastal District Local Plan, is the first and central part of the new Local Plan which will guide development across the District until 2027 and beyond. It contains core spatial objectives for the whole of the district and development management policies for determining planning applications.

It will be necessary for the RNP to produce policies which do not replicate the CSDM policies but rather draw them down to the local level or provide local level policies not found in the CSDM but that the evidence shows are necessary to make decision making more relevant to Rendlesham.

Suffolk Coastal SHLAA

The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base underpinning the Local Plan, by identifying a list of sites which may be suitable and available for housing development. The purpose of the study is to identify

sites with potential for housing development. The study does not make any decisions about site allocations.

These decisions will be made in the Council's Site Allocations and Policies Development Plan Document and Area Action Plans. Any site identified with potential for housing development will need to be assessed through the planning process.

Suffolk Coastal Sustainable Community Strategy and its Delivery Plan

Suffolk Coastal Local Strategic Partnership, Climate change and the environment Action Plan

This document summary outlines the vision of 2021:

Suffolk Coastal:

- Is a district that is supporting the countywide goal of becoming the 'greenest county', conserving and enhancing special wildlife, landscape, seascape and heritage qualities
- Has strong, caring thriving communities which are fully engaged in the care and enhancement of the area
- Is equipped to meet challenges of climate change
- Is on target to meet the countywide 2025 targets of a 60% reduction in CO2 emissions and a climate-resilient Suffolk

- And has, through inward investment in sustainable, low carbon economic action, provided a high quality landscape and infrastructure that supports sustainable access, tourism, agriculture and business.

Suffolk Coastal Housing Land Supply Assessment (2012)

This report sets out the availability of housing land supply as at 31st March 2012. The current five year period for analysis is from the period from 1st April 2013 to 31st March 2018. The 15-year period runs up to 31st March 2027 which is 15 years from the anticipated year of the Core Strategy adoption. The Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which was published in November 2010. The results from the SHLAA have been used to inform the assessment contained in this document.

Suffolk Coastal Local Plan Annual Monitoring Report

The key aim of the AMR is to contain information on progress with the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

Suffolk Coastal Contaminated Land Identification

Strategy

The contaminated land strategy sets out how the Council approaches the identification of contaminated land within the district as required by the Environmental Protection Act 1990.

Suffolk Coastal Retail Study

The purpose of this study is to inform and guide retail planning in the District.

Suffolk Coastal Retail Study Update (2008)

The aim of the earlier study was to inform and guide retail planning in the district and, in particular, to inform the preparation of the Council's second review of the Suffolk Coastal Local Plan. This study has been prepared to investigate how forecasts and the future housing growth may have impacted upon the retail floor space needs in the district and to extend the quantitative assessment to a period to 2025 in line with the Council's LDF. Particular regard was had to the town of Felixstowe. This update should therefore be read in conjunction with the previous 2003 Retail Study.

Addendum to the Suffolk Coastal Retail Study (2009)

This addendum to the Council's 2008 Retail Assessment has been prepared in response to: proposed changes in the provision of housing over the plan period, the current economic slowdown and its implications on growth in future expenditure. This report updates in part, and should be read in conjunction with the 2008 Retail Assessment.

Suffolk Coastal Renewable and Low Carbon Capacity Study and the East of England Renewable and Low Carbon Energy Capacity Study

The study will support the reduction of CO2 emissions from residential and non-domestic buildings in the district through the use of planning policy. This in turn will encourage the uptake of RLC technologies, thus supporting national targets.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) Management Plan

The Suffolk Coast and Heaths AONB Management Plan is set in the context of national and local policy and strategy. It has a role in supporting the Local Development Frameworks of the local authorities (which themselves contain many references to conserving the AONB) and the developing Marine Plans lead by the Marine Management Organisation. The Plan identifies issues, aims, objectives and actions that are relevant to the AONB and can be underpinned by

planning policy. It is also set within the context of other local plans and strategies, such as Sustainable Community Strategies.

SCDC Core Strategy relevant policies

Strategic Policy SP1 – Sustainable Development

Central to the Core Strategy for the future of the Suffolk Coastal district is the achievement of sustainable development. The Strategy in this respect will be to:

- (a) mitigate against and adapt to the effects of climate change;*
- (b) relate new housing development to employment services, transport and infrastructure. To achieve this a defined Settlement Hierarchy, itself based on sustainability principles, has been created and applied;*
- (c) achieve a local balance between employment opportunities, housing growth and environmental capacity;*
- (d) ensure the provision of the appropriate infrastructure in order to support existing and proposed communities;*
- (e) give priority to re-using previously developed land and buildings in and around built-up areas, where possible ahead of greenfield sites;*
- (f) promote the use of sustainable methods of construction, including materials, energy efficiency, water recycling, aspect etc;*

(g) reduce the overall need to travel but where travel is necessary, to better manage the transport network to enable it to function efficiently;

(h) enable a healthy economy, notably in the town centres and rural areas, taking advantage of regeneration opportunities where appropriate;

(i) enhance accessibility to services;

(j) conserve and enhance the areas natural historic and built environment;

(k) maintain and enhance a sense of place; and

(l) create and promote inclusive and sustainable communities in both urban and rural locations.

Footnote: 'Built-up areas' in this context means settlements with physical limits boundaries.

Policy SP1A – Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted*.*

**For example those policies relating to sites protected under the Birds and Habitats Directives (NPPF paragraph 119) and/or designated as sites of Special Scientific Interest; land designated as Local Green Space; and Area of Outstanding Natural Beauty; Heritage Coast; designated heritage assets and locations at risk of flooding or coastal erosion.*

Strategic Policy SP2 – Housing Numbers and Distribution

The Core Strategy will make provision for at least 7,900 new homes across the district in the period 2010 to 2027 as set out in Table 3.3. Land for new homes will be distributed in accordance with the Settlement Hierarchy (SP19), which is itself drawn up on the principles of sustainable development and sustainable communities.

New homes identified by means of specific allocations will be phased at a rate commensurate with the provision of any necessary new and improved infrastructure provision. For those areas where nature conservation issues are screened as important, phasing will also need to accord with agreed mitigation. Further provision of new homes is expected to come forward across the plan period by means of windfall provision. This is likely to include small scale infill, conversions, or redevelopment of sites at a higher density; or by means of other small scale rural community led schemes for example new Community Right to Build or other rural exception provision. These types of schemes do not require specific allocation through the Local Plan but still have the potential to provide a mix of affordable and open market housing. It is anticipated that this unidentified housing supply could amount to around 50 homes per year.

An early review of the Core Strategy will be undertaken, commencing with the publication of an Issues and Options Report by 2015 at the latest. The review will identify the full, objectively assessed housing needs for the District and proposals to ensure that this is met in so far as this is consistent with policies in the National Planning Policy Framework.

Objective 5 - The Rural Economy

3.86 The strategy for the rural area and a key element of the LP is to ensure that opportunities to maximise the economic potential of the rural areas in accordance with the Settlement Hierarchy (Policy SP19) are taken, particularly where this will secure employment locally. However, support will only be offered where it can be proven that the use will have no adverse impact on the built, historic or natural environments and is compatible and well related to the settlement pattern. In relation to individual proposals, issues such as scale, access to the main road networks, to markets, labour etc. will be important.

Strategic Policy SP7 – Economic Development in the Rural Areas

Opportunities to maximise the economic potential of the rural areas, particularly where

this will secure employment locally, will be generally supported.

Strategic Policy SP9 – Retail Centres

Emphasis within the district will be on maintaining and enhancing the viability and vitality of existing retail centres, and making proper provision for new forms of retail distribution. No need has been proven requiring a new retail centre to be provided.

Retail centres are considered to consist of:

- Town centres – Felixstowe, Aldeburgh; Framlingham, Leiston, Saxmundham and Woodbridge;

District Centres include:

- Cavendish Park, Felixstowe; Ropes Drive West, Kesgrave; The Square, Martlesham Heath; High Street, Walton, (Felixstowe); The Hill, Wickham Market; Broadlands Way, Rushmere St Andrew; and **Sycamore Drive, Rendlesham.**

The scale of new floorspace provision associated with each of the above is set out in the Settlement Hierarchy. The boundaries of town and district centres together with any new retail allocations will be defined in the Site Allocations and Area Specific Policies

Development Plan Document or Area Action Plans or Neighbourhood Plans.

tend to be the major urban areas, market towns and key service centres.

3.100 *The district is also supported by a number of District and Local Centres in the towns and villages throughout the area. These provide an important role, serving their local communities, supporting day to day needs and helping to address social issues of isolation. Policy emphasis is on retaining and enhancing these facilities where appropriate. The Community right to Build provides an actual mechanism for local communities to step in when local facilities are at risk of being lost.*

Objective 8 – Transport

Transport Provision

3.107 *A key objective of national policy, reflected in this Core Strategy, is to ensure that jobs, shopping, leisure facilities and services are accessible by public transport, walking and cycling, thereby helping to reduce Co2 emissions and encouraging a healthier lifestyle.*

3.108 *Accordingly, new development that is likely to generate significant journeys in terms of numbers and length should be sited in locations that are, or have the potential to be, well served by public transport, walking and cycling. The most accessible locations*

Strategic Policy SP11

In order to make the best use of capacity within the local and strategic road and rail networks serving the district, to support the District’s strategic economic role both within the subregion and nationally, to maintain quality of life and to contribute to reducing the impact of CO2 on climate change, the District Council will work with neighbouring authorities, the highway authority, public transport providers, developers and others to maximise opportunities for local journeys to be made by means other than the private motor car.

In relation to public transport this will include improving both the quantity and quality of the service on offer. In relation to foot and cycle provision this will mean securing safe and easy access to local facilities where walking or cycling offers a realistic alternative for most people.

Where new services and facilities are to be provided by means of developer contributions in association with new developments their timely provision will be secured by means of conditions, legal agreements and/or through the Community Infrastructure Levy (CIL) (once a charging schedule has been adopted).

The transfer of freight from road to rail will also be encouraged.

Strategic Policy SP12 – Climate Change

The District Council will contribute towards the mitigation of the effects of new development on climate change by:

- *Ensuring development minimises the use of natural resources by utilising recycled materials where appropriate, minimises greenhouse gas emissions, incorporates energy efficiency, encourages the use of public transport, helps to reduce waste and minimises the risk of pollution;*

Strategic Policy SP15 – Landscape and Townscape

This strategy will extend to towns and villages where sites, gaps, gardens and spaces that make an important contribution to a particular location in their undeveloped form will be identified and protected where known; or more generally avoided where development in these locations would lead to coalescence. The location of such sites will be designated through the Site Allocations and Area Specific Policies, Area Action Plan or Neighbourhood Development Plan Document. Until then those sites currently allocated under “saved” Policy AP28 in the Suffolk Coastal Local Plan (incorporating 1st and 2nd Alterations) will

continue to be protected.

Objective 13 – Accessibility

To promote better access to, housing, employment, services and facilities for every member of the community.

3.166 Summary Outcome: To enable improved access to healthcare, leisure, education, training, employment and other services, when measured against national standards. Working in partnership, this will be achieved by a combination of:

- *the retention and enhancement of appropriate key local services such as village post offices and shops, as well as district and local centres;*
- *improvements to key transport links;*
- *where appropriate, co-ordinating access arrangements with other relevant service agencies and service providers; and*
- *the creation of additional or improved provision in association with, and to support, new development.*

3.167 Those residents of Suffolk Coastal considered to require particular attention include younger and older people, those who are disadvantaged, those in remote

rural areas and those living in the relatively deprived areas of Saxmundham, Leiston and the southern parts of Felixstowe.

3.168 Pockets of deprivation in some of our rural, coastal and urban areas are often obscured by average district level data. In our rural areas, social exclusion can be disproportionately influenced by limited access to services, as even the most basic of community services such as grocery shops, banks and doctors' surgeries may be difficult to reach. The loss of local facilities like those from small towns, villages or neighbourhood centres leads to a significant number of residents being socially excluded. Lack of services therefore impacts on the vibrancy and cohesion of communities. Living in a rural area should not present unreasonable barriers to accessibility of services. Building socially inclusive, sustainable, thriving and supportive communities is vital in these isolated rural areas. In principle, the Council will support community initiatives under the Community right to Buy that would secure the long term future of these types of facilities locally.

3.169 For young people in particular, rural isolation needs to be tackled head on to

overcome access issues to education and training, and to ensure that young people can access a range of positive activities and social networks. elsewhere in the Core Strategy support is provided for the roll out of high speed broadband across the district. Support is also provided for suitable schemes which are designed to meet the transport needs of young people in rural areas at times when they most require it. Concentrating transport investment in key public transport links and expanding innovative schemes, such as the Suffolk Dial-a-ride transport on demand, are critical parts of the overall strategy.

Strategic Policy SP16 – Sport and Play

The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provision can be addressed and it accords with local requirements.

Strategic Policy SP17 – Green Space

The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character. Where adequate green space is not provided as part of a development, developer contributions will be sought to fund the creation of appropriate green space and/or management and improvement of access to green space. In particular, the Council will work on green infrastructure opportunities with partners in strategic housing growth areas in order to suitably complement development proposals. Developer contributions will be secured by means of conditions, legal agreements and/or through the Community Infrastructure Levy (CIL) (once a charging schedule has been adopted).

Objective 15 – Physical and Community Infrastructure

To ensure that, as a priority, adequate infrastructure such as transport, utilities or community facilities are provided at an appropriate time, in order to address current deficiencies and meet the needs of new development.

3.182 Summary Outcome: To identify needs and deficiencies in public, voluntary and commercial service provision and seek new approaches to meeting those needs, in order to address deficiencies. Where appropriate allocations of land for specific uses will be made. It will also be essential to ensure that all new development is supported by appropriate infrastructure, and that providers / funders are clear as to their responsibilities.

3.183 The Council identifies two types of infrastructure:

- Physical infrastructure – this includes transport facilities, water supply, foul and surface water sewage, drainage, waste disposal and utilities (gas, electricity and telecommunications). Flood defence is considered elsewhere.*
- Community infrastructure – Services and sdc facilities which provides for the health and The Vision, Objectives and Strategic Policies Adopted Core Strategy & Development Management Policies – July 2013 57 wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. It is generally provided by the public and voluntary sectors.*

Strategic Policy SP18 – Infrastructure

The infrastructure required in order to service and deliver new development must be in place or provided at the required phase of the development. Generally, the Council will seek to identify needs and deficiencies in public, voluntary and commercial service provision and seek new approaches to meet those needs and address deficiencies. This will entail the provision of funding from local and national government sources as well as the private sector.

Strategic Policy SP27 – Key and Local Service Centres

The strategy for the communities outside of the Market Towns and the Major Centres and identified as Key and Local Service Centres is to:

- (a) retain the diverse network of communities, supporting and reinforcing their individual character;*
- (b) permit housing development within defined physical limits or where there is a proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. An exception may also be made*

in respect of affordable housing in accordance with Policy DM1;

- (c) promote the combination of open market and affordable housing in order to encourage and enable young and old the opportunity to remain within their local communities;*
- (d) enable organic development to occur in respect of settlements where opportunities within defined physical limits are severely limited. This may be in the form of the inclusion of potential sites within physical limits boundaries when they are drawn, or development within adjacent ‘clusters’ (see Policy DM4) subject to defined criteria;*
- (e) secure the provision of services and facilities required to meet the day to day needs of the local population, primarily at locations within the Key Service Centres but supported by increased access provision to enable residents of the smaller settlements to utilise them; and*
- (f) work with partners to address the issue of rural isolation through the innovative use of alternative transport other than by private motorcar, as well as improved communication technologies.*

Development Management Policy DM21 –

Design: Aesthetics

Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted. Development will be expected to establish a strong sense of place, using street scenes and buildings to create attractive and comfortable places to live, work and visit.

Development Management Policy DM22 –

Design: Function

Proposals should make provision for their functional requirements. Planning permission will be granted for new development if the following criteria are met:

- (a) the design and layout of the development provides and maintains safe and convenient access for people with disabilities;*
- (b) New development generally makes adequate provision for public transport, cars, cycling, garages, parking areas, access ways, footways, etc in a manner whereby such provision does not dominate or prejudice the overall quality of design and appearance;*
- (c) Provision is made to enable access, turning and manoeuvring for emergency vehicles and the collection of waste; and*

- (d) Proposals for development take into account the need for crime prevention. Particular attention will be paid to such features as secure design, natural surveillance, adequate lighting and visibility.*

Proposals aimed at reducing crime within existing development areas will be supported provided that they are not in conflict with the objectives of other plan policies. The District Council will also support and strongly encourage water conservation measures such as grey water systems, permeable soakaways and water efficiency devices.

Development Management Policy DM26 – Lighting

The District Council will seek to minimise light pollution. applications for development requiring or likely to require external lighting should include details of lighting schemes. this should include position, height, aiming points, lighting levels and a polar luminance diagram.

Development Management Policy DM30 – Key Facilities

The redevelopment or change of use of key facilities within rural communities and local and district centres in urban areas will be permitted where:

a) *the existing use is not, or cannot be made to be financially viable, nor sold as a going concern; or*

(b) *the local community has not come forward with a realistic proposal to assume operation of the business.*

The partial redevelopment or change of use of a key facility will also be permitted where this will not prejudice its viability or future operation, and subject to the other policies in the Local Plan.

Footnote: A 'key facility' would depend upon the local circumstances but would certainly include a shop selling convenience goods, a post office and public house where there are no accessible comparable facilities within the village. Garages, petrol filling station and other shops, as well as community halls, churches, health care and sports facilities might also be included, depending upon local need and other provision in the settlement.

Development Management Policy DM31 – Public Buildings

In the event of 'public' buildings, such as schools, churches, museums or halls becoming redundant or available, planning permission for a change of use

to a recreational or community use will be supported as a priority.

The change of use of a public building to an employment use will only be permitted where the District Council is satisfied that a suitable and viable community or recreational use cannot be achieved or is not appropriate.

Development Management Policy DM32 – Sport and Play

Proposals for new facilities for sport and play will be considered in relation to the character of the location, the scale of the settlement, the impact on landscape and townscape, access provision, highway safety and residential amenity.

Proposals that involve the loss of existing sports facilities and playing space (youth and adult) whether public, private or a school facility will be judged against:

- (a) *the overall needs of the community;*
- (b) *adopted standards of provision;*
- (c) *the availability of comparable facilities elsewhere;*
- (d) *the contribution which a facility makes to the character of an area; and*
- (e) *its value for informal recreation.*

Where the loss of the facility would result in a shortfall in provision or would exacerbate an already existing shortfall, an equivalent facility must be provided in a location agreed with the District Council and secured by a planning obligation, or other legal agreement.

Proposals for new residential development will be expected to provide or contribute towards indoor and outdoor sport and play space, including equipment and maintenance, where a local need has been identified. Contributions to off-site provision will be secured as part of the standard charges set in the Community Infrastructure Levy Charging Schedule, when adopted.

Saved Policies

AP 159 - Rendlesham/Wantidsen (Former Base): General Principles

The development and re-use of the former Base at Rendlesham/Wantidsen will be restricted to the areas shown on the Proposals Map. Proposals must confirm with Structure Plan Policy CS8, be of a high quality in terms of design and construction, respect the rural setting, and make appropriate provision for connections to public transport facilities.

Development proposals must accord with a detailed Master Plan and be accompanied by an Environmental Management Plan, Environmental Statement, Traffic Impact Assessment and a

strategic landscaping scheme of the highest quality. The will be assessed against the above factors and Policies AP160 and AP161.

AP160—Rendlesham (Former Domestic Base): Creation of a New Community

The development and re-use of the former Domestic Base at Rendlesham, as shown on the Proposals Map, shall include all the following:

- A) the creation of a community of a maximum 1220 dwellings (including existing dwellings which remain) of varied size and type within the physical limits as shown on the Proposals Map (Area 1);
- B) The retention of buildings which could provide a local employment base for this new community;
- C) Within or abutting Area 1, the provision of new or improved infrastructure and social/ community facilities, including:
 - i) a full serviced site for a primary school within Area 1;
 - ii) playing fields (north of the A1152) and play areas to meet the Council's standards (see Policy AP102);
 - iii) a community centre;
 - iv) a network of facilities for pedestrians and cyclists linked to public transport infrastructure;

- D) *the creation of a Village Centre consisting of, at least, shops, recreation and facilities/services;*
- E) *All new development to be of the highest quality in terms of such factors as design, layout, materials, landscaping etc;*
- F) *The implementation of the general principles contained in AP159.*

The exceptional circumstances of permitting, within Area 1, the development of “greenfield” land adjacent to the former Domestic Base are only considered to be justified if the redevelopment or reuse of the existing built up area would not:

- i) enable essential social community facilities to be provided to meet the needs of the whole settlement, or*
- ii) achieve a comprehensive community.*

Consent will not be granted for residential development on “greenfield” land until the District Council has agreed a phasing plan for the entire development and is satisfied that facilities outlined in c) i)-iv) and d) above have or will be provided. In addition, it will be a requirement that such “greenfield” development should contribute towards school needs.

AP161—Rendlesham/Wantisden (Former Technical Base)

In respect of each area, the development and re-use of the former Technical Base at Rendlesham/Wantisden, as shown on the Proposals Map, will be permitted only in accordance with general policy AP159 and subject to the following criteria:

- (a) within Area 2 (Employment Area), the creation of an Employment Area of high quality design within a high quality setting, based on the re-use of existing land and buildings;*
- (b) within Area 2, a restriction of employment floorspace to 30,000 square metres within Use Classes B1, B2 and B8, including a maximum of 7,000 square metres for Class B8 (Storage and Distribution) uses;*
- (c) around the perimeter of the Technical Base, the provision of a continuous route for pedestrians, cyclists and horse-riders linked into the existing access network. Other routes shall be provided across the Technical Base, subject to there being no conflict with safety or security considerations for other users of the site;*
- (d) within Area 3, the re-use of existing land and buildings for recreational uses or other purposes which are consistent with local and national policy objectives for the Suffolk Coast and Heaths AONB, and with other policies of the Local Plan. In applying such policies, the open and exposed parts of the site*

are considered to be the runway and area around the former fire station;

(e) within Areas 2 and 3, as part of a comprehensive package of proposals to re-use some existing buildings and land, the implementation of measures to remove, clear and restore other derelict and disused buildings, structures and land, in accordance with a phased programme of works to be approved by the District Council;

(f) as a first priority, within the area close to Wantisden Church, the implementation of measures to remove all buildings and structures, and restore the land to unimproved grassland/heathland in

accordance with a phased programme of works to be approved by the District Council;

(g) within the south-western corner of the site, the implementation of measures to protect the County Wildlife Site;

(h) within the Technical Base in general, floodlighting must not be of an intensity and direction so as to have a material adverse impact on the countryside, particularly the AONB.

Table 4.1 – Settlement Hierarchy Classification

Settlement Type	Scale and level of existing facilities	Settlements	
Major Centre	Sub-regional centre for commercial and social facilities	Felixstowe Area East of Ipswich i.e. Kesgrave, Martlesham Heath, Purdis Farm; Rushmere St Andrew (excluding village)	
Town	Focal point for employment, shopping and community facilities. A transport hub	Aldeburgh, Framlingham, Leiston, Saxmundham, Woodbridge (with parts of Melton & Martlesham)	
Key Service Centre * settlement considered capable of accommodating more strategic levels of growth	Settlements which provide an extensive range of specified facilities, namely most or all of the following: <ul style="list-style-type: none"> • Public transport access to town • Shop(s) meeting everyday needs • Local employment opportunities • Meeting place • Post office • Pub or licensed premises • Primary school • Doctors surgery 	Alderton Blythburgh Bramfield Darsham Dennington Earl Soham Eyke Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Orford	Otley Peasenhall (with part of Sibton) Rendlesham Snape Trimley St Martin* Trimley St Mary* Westleton Wickham Market Witnesham Yoxford

Strategic Policy SP19 – Settlement Policy

The identification of a Settlement Hierarchy is a key tool with which the Council will achieve its Vision for the district in 2027, meeting the scales of development as set out in this Core Strategy whilst maintaining and enhancing the quality of the built, natural, historic, social and cultural environments in a manner which accords with the nationally defined principles of sustainable development and sustainable communities.

The Settlement Hierarchy as set out below and amplified in the accompanying Policies SP20 to SP29 as well as Tables 4.1 and 4.2 will be used in determining the scale of development appropriate to a particular location:

Settlement Type	Description	Proportion of Total Proposed Housing Growth
Major Centres	Sub-regional centre for commercial and social facilities.	51%
Eastern Ipswich Plan Area		(29%)
Felixstowe/Walton & the Trimley villages		(22%)
Towns	Focal point for employment, shopping and community facilities. A transport hub.	19%
Key Service Centres	Settlements which provide an extensive range of specified facilities.	17%
Local Service Centres	Settlements providing a smaller range of facilities than the key service centres.	
Other Villages	Settlements with few or minimal facilities.	Minimal
Countryside	The area outside the settlements above, including the hamlets and small groups of dwellings that are dispersed across the district.	

Footnote: *windfall (unidentifiable small sites) is expected to add to the new housing provision in the district.

**Community Right to Build and other small scale locally supported schemes are anticipated to provide a significant number of new homes across the rural areas but these do not require specific allocation and are therefore not included within this policy.

Table 4.2 Summary - Scale of Development Appropriate To Each Tier of the Settlement Hierarchy

Key Service Centres (Policy SP27)		
<p>Allocations in the form of minor extensions to some villages to meet local needs.</p> <p>Within the defined physical limits, development in the form of:</p> <ul style="list-style-type: none"> (i) Modest estate-scale development where consistent with scale and character; (ii) Groups; (iii) Infill. <p>Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support.</p> <p>Affordable Housing provision:</p> <ul style="list-style-type: none"> (a) One in three homes in all developments of 3 homes or more in size; (b) On exception sites on the edges of the physical limit boundaries. 	<p>General employment in larger settlements.</p> <p>Emphasis on local employment in the smaller ones.</p> <p>Emphasis on retention of existing businesses and areas in employment use to provide opportunities for expansion and start-up.</p>	<p>Small range of comparison and convenience shopping.</p> <p>Emphasis will be on retention of existing provision.</p>

Sport England

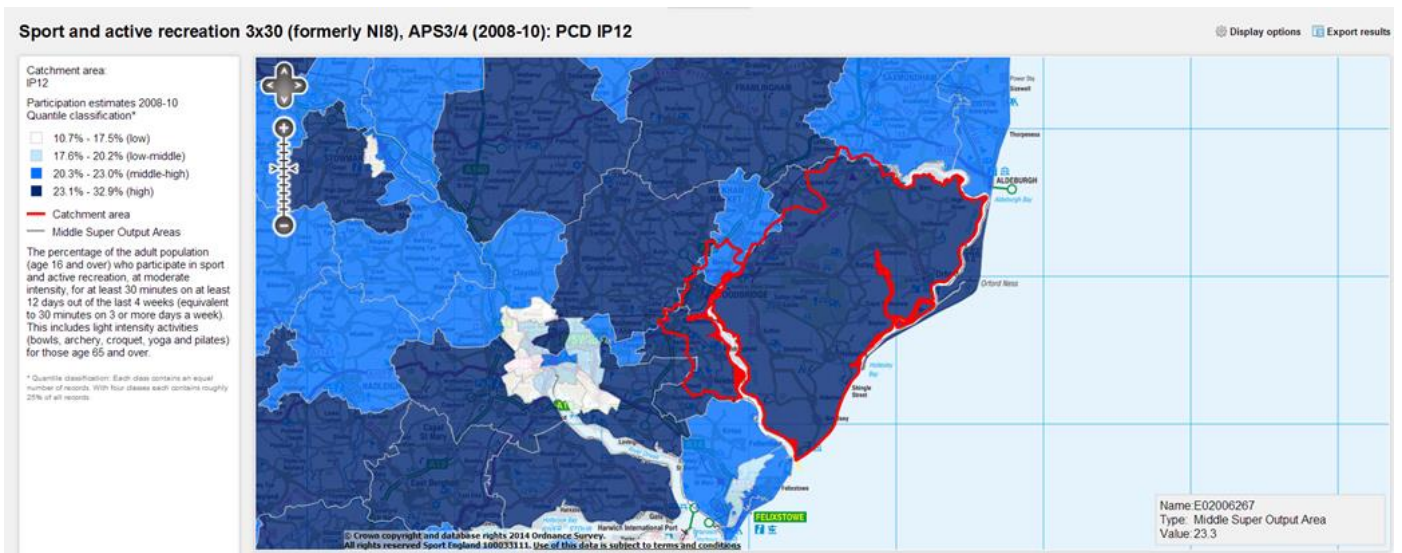
We know that many of the leading causes of illness such as coronary heart disease, cancer and type two diabetes could be prevented if people were to play more sport and increase their overall levels of physical activity.

In July 2011 the Chief Medical Officers (CMOs) from England, Northern Ireland, Scotland and Wales launched Start Active, Stay Active, a joint report on physical activity which included guidelines on the levels of physical activity needed to provide population level changes in health.

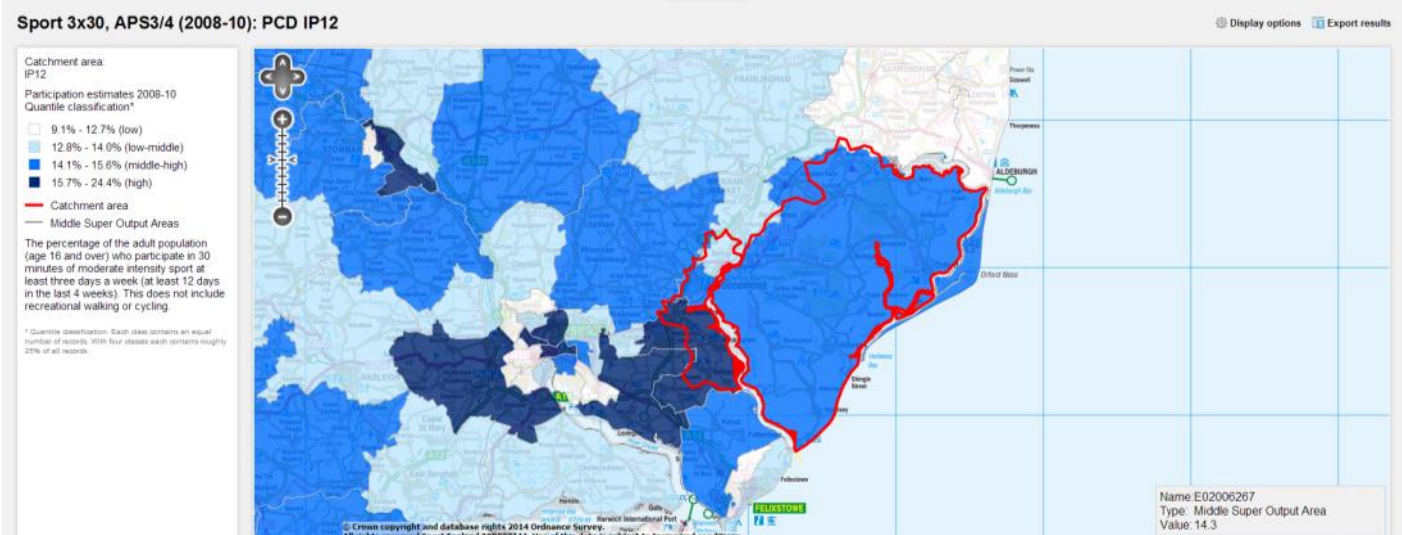
Sport is a key part of wider physical activity with an important role to play in getting and keeping people active and thereby improving their health and wellbeing. Chief Medical Officer, Professor Dame Sally Davies said that, "If physical activity was a drug it would be regarded as a miracle".

Sport and active recreation participation rates (Active People Survey—Sport England)

The percentage of the adult population (age 16 and over) who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week). This includes light intensity activities (bowls, archery, croquet, yoga and pilates) for those age 65 and over.



The percentage of the adult population (age 16 and over) who participate in 30 minutes of moderate intensity sport at least three days a week (at least 12 days in the last 4 weeks). This does not include recreational walking or cycling.

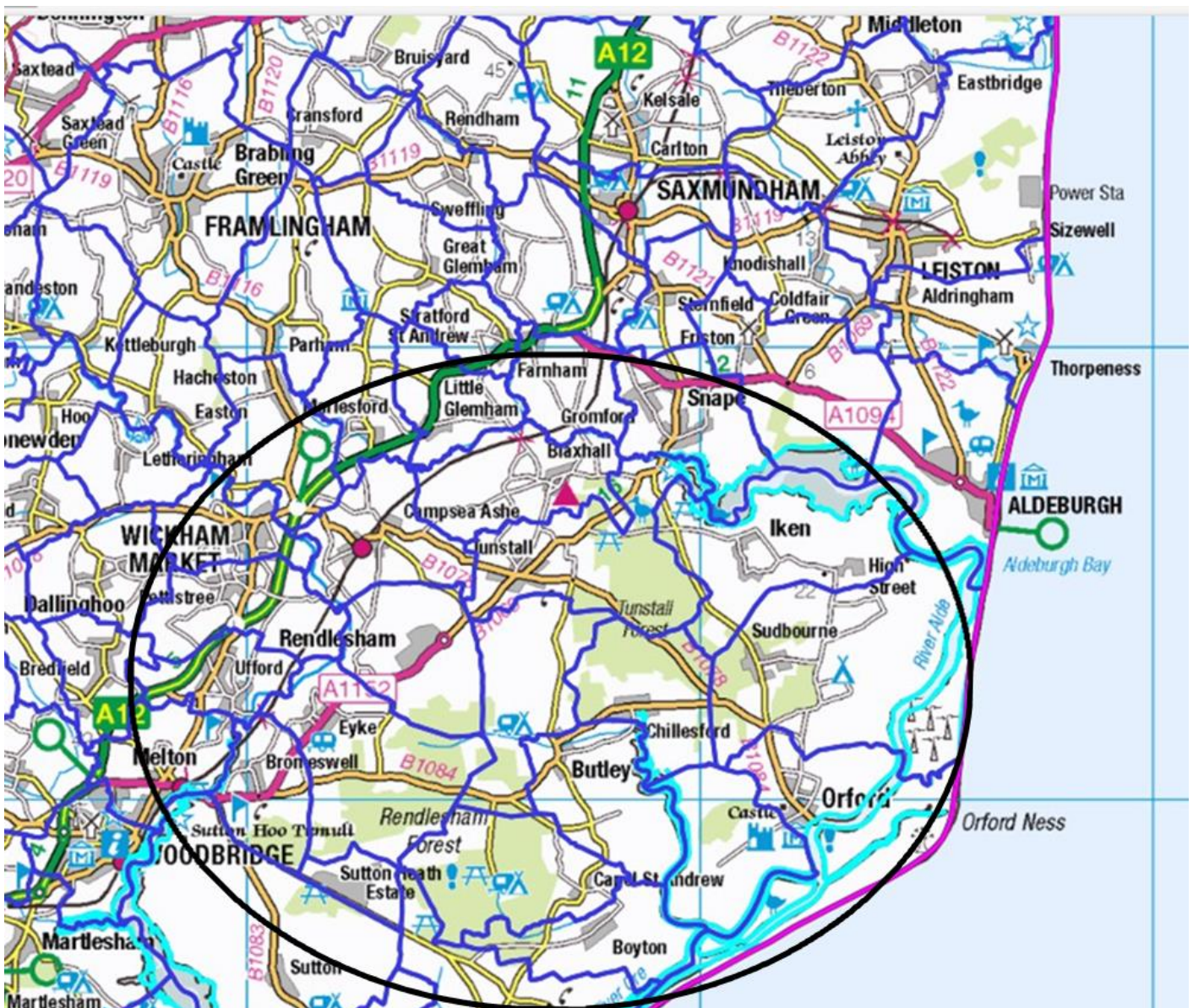


The national and regional context

Between 2012 and 2017 Sport England is to invest over £1 billion of National Lottery and Exchequer funding to create a meaningful and lasting community sport legacy by growing sports participation at the grassroots level. They have pledged to invest this funding in organisations and projects that will:

- Help more people have a sporting habit for life
- Create more opportunities for young people to play sport
- Nurture and develop talent
- Provide the right facilities in the right places
- Support local authorities and unlock local funding
- Ensure real opportunities for communities

RNP catchment area for sports and leisure activities based on the SCDC Leisure Strategy cluster



Sport England support and work with local authorities through their advocacy tools and investment including a new Community Activation Fund. Under the new Sport England Strategy, every secondary school in England is set to host a community sports club, and £10 million will be made available to open up school sport facilities for wider public use. The nearest high school to Rendlesham is Farlingaye High School (distance 6.5 miles).

In 2017, five years after the London Olympic and Paralympic Games, Sport England aim to have transformed sport so that playing it becomes a lifelong habit for more people and a regular choice for the majority. In particular, they want to raise the number of 14 to 25 year-olds playing sport.

National Governing Bodies (NGBs) such as UK Athletics, The Football Association and British Rowing play a pivotal role in increasing participation, particularly among young people. County Sports Partnerships support NGBs, foster local links and help transition young people into sports clubs.

Local context

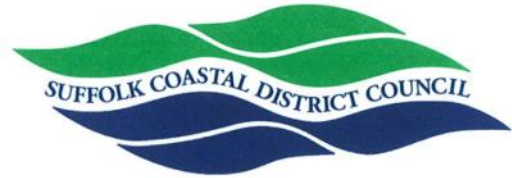
Suffolk Coastal District Council are currently conducting research on their forthcoming Leisure Strategy. The *Suffolk Coastal District Council's Leisure Strategy: Engagement Plan* outlines the scope of the Leisure strategy as “a wide-ranging review and is about all forms of leisure and

recreation, not just sport. The guiding principle is that we are including leisure and recreation pursuits that people ‘do’ rather than those that they ‘view’. This could include taking your children to a local play area, walking in the countryside, horse riding, playing a game of football or being a member of a dance group or uniformed club.

The information in the RNP will feed into the consultation exercise where it would offer to become a ‘hub’ for Rendlesham and the wider area as outlined in this appendix.

Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU
 Tel: (01394) 383789
 Fax: (01394) 385100
 Minicom: (01394) 444211
 DX: Woodbridge 41400
 Website: www.suffolkcoastal.gov.uk



The Clerk,
 Rendlesham Parish Council,
 Parish Office,
 Rendlesham Community Centre,
 Walnut Tree Avenue,
 Rendlesham,
 Suffolk, IP12 2GG.

Please ask for: Richard Best
 Direct Dial: 01502 523605
 Email: activecommunities@waveney.gov.uk
 Our Ref:

7th February 2013

Dear Madam,

**LOCALISM ACT 2011 – RIGHT TO BID
 NOMINATION FOR LISTING AS AN ASSET OF COMMUNITY VALUE – THE ANGEL
 CENTRE, (ALSO KNOWN AS THE ANGEL THEATRE), RENDLESHAM, SUFFOLK**

I am writing further to your Nomination to list the above asset as an Asset of Community Value.

As part of this process the Council has now completed its consultation and has made the decision that this asset meets the definition of an Asset of Community Value. This has now been added to the list of Assets of Community Value, available on the Council's website at www.suffolkcoastal.gov.uk/yourdistrict/localism/righttobid

In the event that the owner of the property wishes to dispose of it as some point in the future (other than as a gift, inheritance, mortgage default, insolvency, death, court order or business transfer), they will inform the Council, which will trigger a moratorium period. The Council will write to you to inform you that this is the case, and what the process is for submitting an intention to bid.

The owner's intention to dispose of the property will also be recorded on the list of Assets of Community Value, on the Council's website.

Further information is available on our website as indicated above. Alternatively further support and advice is available on the My Community Rights Website.
<http://mycommunityrights.org.uk/community-right-to-bid/>

Alternatively if you have any further queries please do not hesitate to contact me. My contact details are at the top of this letter.

Yours faithfully,

Richard Best
 Active Communities Manager
 Suffolk Coastal & Waveney District Councils



INVESTOR IN PEOPLE

Suffolk Coastal...where quality of life counts

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 Our Ref:

7th February 2013

Dear Sir/Madam,

**LOCALISM ACT 2011 – RIGHT TO BID
 NOMINATION FOR LISTING AS AN ASSET OF COMMUNITY VALUE –
 JETS GYM, SYCAMORE DRIVE , RENDLESHAM**

I am writing further to your Nomination to list the above asset as an Asset of Community Value.

As part of this process the Council has now completed its consultation and has made the decision that this asset meets the definition of an Asset of Community Value. This has now been added to the list of Assets of Community Value, available on the Council's website at www.suffolkcoastal.gov.uk/yourdistrict/localism/righttobid

In the event that the owner of the property wishes to dispose of it as some point in the future (other than as a gift, inheritance, mortgage default, insolvency, death, court order or business transfer), they will inform the Council, which will trigger a moratorium period. The Council will write to you to inform you that this is the case, and what the process is for submitting an intention to bid.

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Yours faithfully,

Richard Best
 Active Communities Manager
 Suffolk Coastal & Waveney District Councils

Assessment of community and leisure space required in the District Centre

Activity/use	Current M ²	M ² required	Total m ²
Children's Centre	The Children's Centre is currently based at the primary school but also holds activities in a room at the Community Centre due to lack of available room in the school. They support families with children from birth to 11 years and currently occupy approximately 32m ² at the school and use a further 32m ² at the Community Centre on an ad-hoc basis.	<p>The Ofsted inspection in October 2010 recognises that the current accommodation is limited and a recommendation for further improvement was made:</p> <p><i>To provide further support to build a more effective partnership between the centre and the school so that the centre has greater access to accommodation.</i></p> <p>The primary school is oversubscribed and space is at a premium. Although it is recognised that an additional 4 classrooms are due to be built in 2014-2015. However, there is no further expansion of accommodation for the Children's Centre.</p> <p>To accommodate activities on one site, a floor space of 60m² - 80m² would address current deficiencies.</p>	60—80m²
Youth Group	<p>The Youth Group is currently based at the Community Centre. Junior sessions utilise 80m² of floor space over 2 rooms, having recently expanded from 48m² due to increasing numbers.</p> <p>Senior sessions currently use the same room of 48m² on a Wednesday and Thursday night. Numbers are steadily increasing and capacity of the current accommodation is limited.</p>	To accommodate the increasing numbers and resources (table football, table tennis, seating, computers, games consoles, books and games storage, tables and chairs), an area of 100m² is required.	100m²

Activity/use	Current M ²	M ² required	Total m ²
Library	<p>There are currently no fixed library facilities within Rendlesham.</p> <p>The Children’s Centre operates a limited library service to the families it serves.</p> <p>The mobile library has been reduced from 2 visits per month down to 1 visit per month. This provides Rendlesham with a total library service of 1 hour and 10 minutes per month.</p> <p>Consultation undertaken as part of the RNP has identified:</p> <p>Household survey (2013): 60% believed it was important to have a library in Rendlesham.</p> <p>Consultation event 15/2/2012: 80 people said they would use a library. A further 28 people said they would use internet access in either a library or future café.</p>	<p>SCC have advised that if space within a building were to be provided (c.100m²), it would be possible to provide a fixed library service at Rendlesham. However, developer contributions would be required to fund provision and the County Council and Suffolk Libraries would need to be confident of real community support for a joint use building, in terms of funding and usage.</p>	100m ²
Social Club	<p>A social club runs from the Community Centre and opens on Thursday—Saturday evenings and Sunday lunch times. The room they occupy is 132m² and the largest of the rooms which restricts other bookings.</p> <p>The Social Club provide community events such as bingo, live music, screening live football matches and other popular events as well as fundraising for charities. They also provide pool and darts.</p>	<p>The social club have indicated that they require a minimum dedicated space on Thursday—Saturday evenings and Sunday lunchtimes of 132m² but would like the capacity to expand 160m² - 200m² to provide bigger events.</p>	132m ² - 200m ²

Activity/use	Current M ²	M ² required	Total m ²
Rendlesham & District Over 60s Club	<p>The group provide a club every other Thursday morning providing a valuable social experience for all people over the age of 60 who live in Rendlesham and the surrounding parishes.</p> <p>Their current meeting space is 132m² which seats those attending but does not allow for any additional activities such as carpet bowls to take place.</p>	<p>An additional 54m² would enable the club to expand their activities to include participation in more active activities eg carpet bowls. With the popularity of the club increasing, and looking to the future, a further 60m² of floorspace would enable the group to accommodate more members.</p> <p>A total floorspace of 186m² - 246m² would enable the group to grow as the aging population increases.</p>	186m² - 246m²
Pilates Yoga Sewing group Self defence	<p>Pilates, yoga, self defence and the sewing group currently run from the Community Centre. All groups use the same room at different times.</p> <p>The room is 47.5m². The room is a good size for a small group activity that requires little movement. Due to increasing numbers 2 Pilates are now held consecutively on the same night as available space does not fit the demand.</p> <p>The room is also used for meetings, self defence classes and children's parties.</p>	<p>The space is adequate for small groups to take part in wellbeing and other activities. Looking to the future, there would be benefit in having 2 or 3 rooms of this size as demand for activities increases (95m² - 142.5m²)</p> <p>Other uses for a room of this size that have been identified through the Household Questionnaire (2013) are;</p> <ul style="list-style-type: none"> Photography club (131 people) Craft club (142 people) Art club (120 people) Language groups (82 people) Book club (116 people) 	95m² - 142.5m²
Community Choir	<p>The Community Choir has increased its membership significantly since it started. The choir has outgrown its original venue in the Community Centre of 47.5m² and now rehearses in St Felix Church, which it also uses as a performance space as well.</p>	<p>There are occasions where a large community hall with stage would be used to stage performances and associated rehearsals.</p> <p>Space required would be in the region of 270m²</p>	270m²

Activity/use	Current M ²	M ² required	Total m ²
Small multi-use meeting room	<p>There is currently a deficiency of small multi-use meeting rooms. The Children’s Centre make use of their room (32m²) in the Community Centre, which is available when not in use by the Children’s Centre. However, the room would be too large and lacks the element of privacy to attract other services as identified in the Household Questionnaire (2013):</p> <p>Occupational Therapist (99 people) Physiotherapy services (248 people) Counselling services (84 people) Chiropodist (162 people) Baby clinic (70 people) Alternative therapies (112 people) Well woman/well man clinics (207 people) Citizens Advice Bureau (208 people)</p>	<p>There is an opportunity to work with partner organisations and private providers to enable provision of a number of mobile health and wellbeing services by the provision of a small multi-use meeting room of around 25m².</p>	25m²
Parish Office	<p>The Parish Council office is currently located in the Community Centre. Total office space was originally 12m² and has been expanded to include the adjacent reception room (shared with the Community Centre) for the Administration Assistant, giving a total of 18m².</p> <p>The Parish Council now employs 4 part-time members of staff. The office is open 3 days a week to the public. On site storage is limited.</p>	<p>Looking forward, the role of the Parish Council is likely to be expanded as they:</p> <ul style="list-style-type: none"> Take on ownership of additional land; Facilitate more community projects; Organise the annual summer and Christmas events; Take forward the outcomes of the RNP. <p>It is anticipated that a total of 30m² may be required in the future.</p>	30m²

Activity/use	Current M ²	M ² required	Total m ²
Community Café Youth café	<p>The Church currently runs a community café based in St Felix Church for 2 afternoons a week for a total of 3 hours a week.</p> <p>If the District Centre becomes the vibrant hub of village life by providing the infrastructure that would attract people to take part in activities, then a full-time café should be provided to support the leisure activities taking place to increase</p>	<p>The minimum size required, including kitchen provision is 45m².</p> <p>Guidance is provided in 'Sports Halls: Design and Layout' (Sport England)</p>	45m ²
Village Cinema (104) Theatre (98) Amateur dramatics (102) Badminton (203) Table tennis (118) Carpet bowls (96) Aerobics (126) Other indoor	<p>There is no available venue for these activities to take place.</p> <p>Guidance is available from Sport England on required area sizes:</p> <p>'Developing the right sports hall'</p> <p>'Sports Halls: Design and Layout'</p> <p>to ensure maximum use is made of indoor sports space.</p>	<p>Minimum space required 25m x 16m = 400m² to provide 1 x badminton court/1 x 5-a-side football court. 800m² would provide space for 2 x badminton courts / 1 court plus another sporting activity at the same time</p> <p>Good design would provide a flexible community space that can be divided to create different areas to maximise use.</p> <p>Total potential users identified through the Household Questionnaire (2013) and other RNP consultations are identified in column 1 against the activity. NB these figures do not include the wider area which could increase this figure.</p>	400m ² - 800m ²
Fitness suite	<p>There is no available venue for these activities to take place.</p> <p>Guidance from Sport England: 'Fitness and Exercise Spaces' has been taken into account when calculating the minimum required area.</p>	<p>Based on the potential number of users the minimum area required would be 10m x 5m = 50m²</p> <p>Total potential users identified through the Household Questionnaire (2013) 268. NB this does not include users from the wider area which could increase this figure.</p>	50m ²

Activity/use	Current M ²	M ² required	Total m ²
Pub/restaurant	<p>There is no current provision for a pub/restaurant.</p> <p>The village has a wine bar and social club but has no provision for a family to eat out.</p> <p>Total catchment population in excess of 6,700+.</p>	<p>Criteria for well known chain of pub/restaurants:</p> <ul style="list-style-type: none"> • Located in an existing quality freehold pub/restaurant • Minimum 372m² or 100 covers • Major city centre locations, edge of town and destination country pubs • External seating and car parking preferred 	372m²
Local history group	<p>There is no current provision for a local history group.</p> <p>Based on a similar local group that runs an archive centre, a dedicated space for archive storage plus displays would be required.</p> <p>150 people were interested in setting up a local history group.</p>	The required provision is 30m².	30m²

Summary table for community & leisure requirements

Children's Centre	60—80m ²
Youth Group	100m ²
Library	100m ²
Social Club	132m ² - 200m ²
Rendlesham & District Over 60s Club	186m ² - 246m ²
Pilates, Yoga, Sewing group, Self defence	95m ² - 142.5m ²
Community Choir	270m ²
Small multi-use meeting room	25m ²
Parish Office	30m ²
Community Café / Youth café	45m ²
Village Cinema, Theatre, Amateur dramatics, Badminton, Table tennis, Carpet bowls, Aerobics, Other indoor sports	400m ² - 800m ²
Fitness suite	50m ²
Pub/restaurant	372m ²
Local history group	30m ²

Community funds raised through the provision of CIL payments will go towards providing the infrastructure to achieve the community aspirations detailed in this appendix.

Education

The County and District Councils would use their shared approach for ensuring that development makes provision for early years, primary, secondary and sixth form education, which is set out in the adopted 'Section 106 Developer's Guide to Infrastructure Contributions in Suffolk'. This approach is necessary as the Government does not provide funding for school place provision arising from new development. It is expected that development funds new places, if needed, through Section 106 agreements or (where/when in place) a community infrastructure levy.

When a site allocation or planning application comes forward for consultation, the County Council considers;

Whether local schools can cope with the additional pupils arising from the development. If there is sufficient spare capacity, no action needs to be taken.

If local schools do not have sufficient spare capacity, whether it is possible for those schools to be expanded by means of developer contributions (of land and funding for construction).

If it is not possible for development to enable necessary education expansion, the County Council may recommend that development does not take place.

Based on established pupil yield multipliers, the County Council expects development of 376 dwellings to generate the following minimum additional pupils;

Early Education (Ages 2-5)	Primary (Ages 5-11)	Secondary (Ages 11-16)	Sixth Form (Ages 16+)
38	92	66	13

The County, District and Parish Councils would need to work together to ensure that sufficient provision can be made for this number of pupils.

Early Years

The County Council has a statutory duty to provide 15 hours of free early years provision per week for children aged between 3 and 4, along with provision for every 2 year old from a disadvantaged background. 376 dwellings is sufficient to justify a new pre-school in Rendlesham, the capital funding for which should come from developer contributions.

Whilst a policy framework exists to ensure that financial contributions can be sought, in order to demonstrate sustainable development there needs to be confidence that provision will be forthcoming. This means that the County Council seeks provision within the Plan to identify land for a new pre-school.

Approximately 350m² of land (inclusive of internal and external space, excluding car parking) would be required. Often, the County Council would seek to co-locate pre-school facilities with primary schools, though it is not clear that this would be possible at Rendlesham Primary if land is needed to expand to cope with the growth in primary aged pupils which would arise as a result of the Plan. Alternatively, an accessible location well related to (or within) the local centre would have significant advantages, if it offered the possibility of 'linked trips'.

Primary Education

Rendlesham is served by Rendlesham Primary School. As the table below demonstrates, pupil forecasts mean that the school could not absorb the number of pupils in the above table without expansion.

Capacity			Actual/Forecast Pupil Numbers				
Permanent	Temporary	Total	2013-14	2014-15	2015-16	2016-17	2017-18
210	60	210	208	226	229	246	253

Therefore the County Council is likely to seek developer contributions toward expanding the Primary School. Based on the area of the current school site and number of additional pupils which would be generated by the development of 376 dwellings, it is expected that expansion would be possible as long as developer contributions are provided. The County Council is already planning to expand the school to 315-places, creating some surplus capacity, but developer contributions would be required to meet the demands created by the growth identified in this Plan.

Therefore, assuming that developer contributions are forthcoming, the County Council does not object to this scale of growth in relation to impacts on the Primary School.

Secondary and Sixth Form Provision

Rendlesham is served by Farlingaye High School. As the table below demonstrates, pupil forecasts mean that the school could not absorb the number of pupils 376 new homes would generate, without expansion.

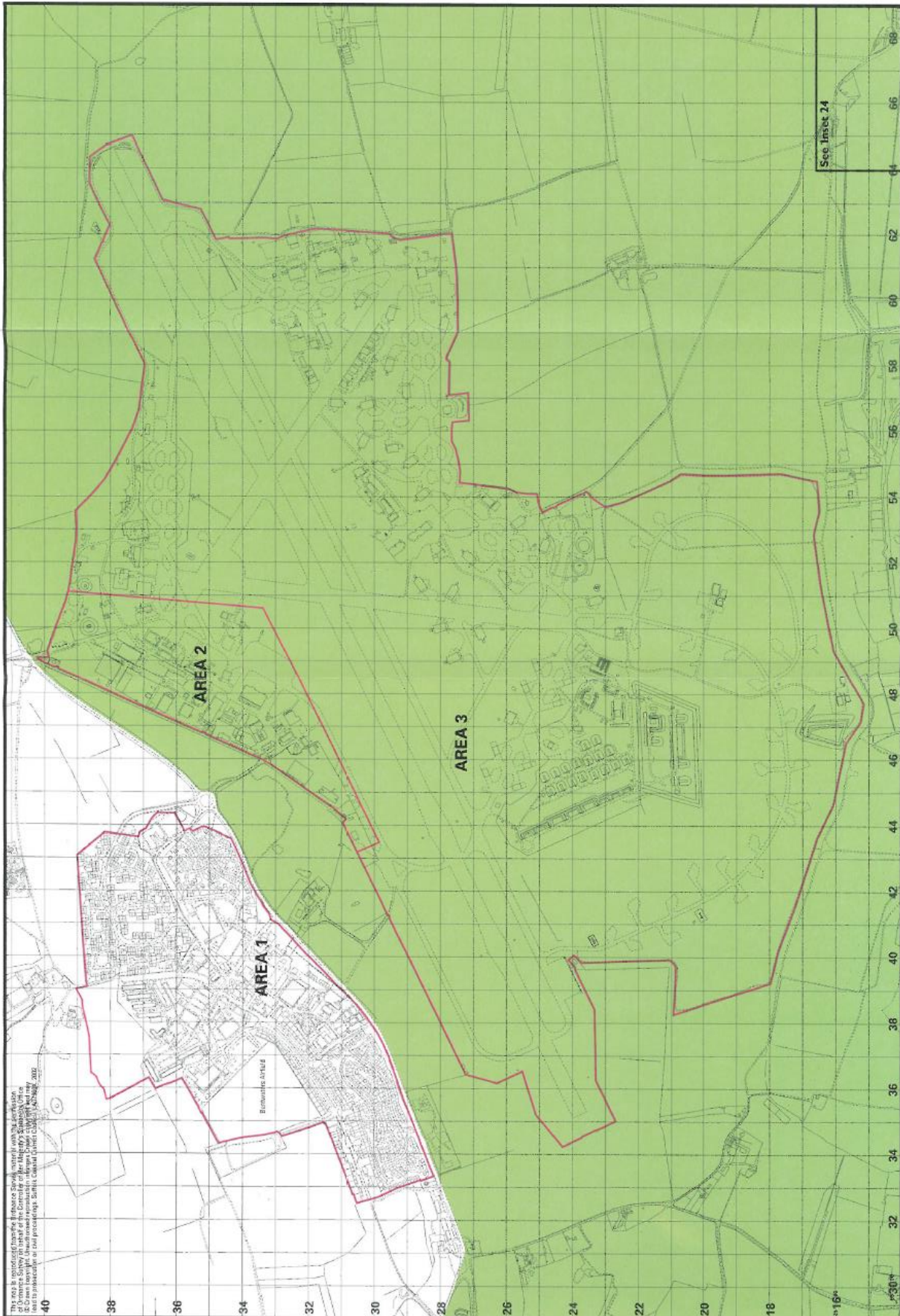
Capacity			Actual/Forecast Pupil Numbers					
Permanent	Temporary	Total	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
1,885	0	1,885	1876	1888	1883	1884	1884	1884

Farlingaye does not have land sufficient to enable expansion, to cope with the pupils arising from excessive development and others in the area. Therefore, whilst contributions are expected to be sought from this development, they may not be spent at Farlingaye. They may go toward a new secondary school, or other schools in the area, in order to create additional capacity at Farlingaye for pupils from this development.

Therefore, assuming that developer contributions are forthcoming, the County Council does not object to this scale of growth in relation to secondary school needs.

Suffolk County Council

Suffolk Coastal former Local Plan inset map



Suffolk Coastal Leisure Strategy

Suffolk Coastal District Council

Sports Facilities Assessment (July 2014)

SCDC's overall vision is to 'maintain and sustainably improve the quality of life for everybody growing up, living in, working in and visiting the area' and leisure services contributes to the following Corporate Business Plan priorities:

- Promote increased access to quality leisure and cultural facilities and activities.
- Protect and promote the health and well-being of all our communities to ensure they remain safe from harm, and able to live healthy lifestyles.

The Assessment will cover the period from 2014 to 2027.

Meeting local priorities

Business Plan - The Council's Business Plan includes a commitment to promote active and healthy lifestyles and sports facilities are an integral means of facilitating this priority.

Core Strategy - The Core Strategy contains positive policies on the provision and retention of playing pitches and non-pitch facilities. The 'Settlement Hierarchy' provides a framework for identifying levels of provision appropriate to settlements of different sizes.

Health - Good health indices locally underline the importance of ensuring access to sports facilities, as part of a wider strategy to get the local population more physically active.

Community consultation - Community consultation in each sub-area identified a number of common themes, in particular the shortage of public transport to access facilities in rural areas and the

value of village and community halls in delivering local leisure opportunities.

Sports club needs - The buoyant nature of local sports clubs was emphasised by survey respondents, with more than half experiencing recent increases in membership. A key problem identified by more than 50% of respondents is access to facilities in rural areas. Whilst all can use their favoured facility, 66.7% are unable to get as much time there as they need. Most regard the overall quality of facilities as acceptable, but changing provision is frequently rated as poor.

Local supply

Quantity - Per capita levels of provision of sport halls in Suffolk Coastal are comparable with those for its geographic neighbouring authorities. The large halls are supported by a network of village and community halls which provide valuable, local venues. Provision of squash courts is good with only Ipswich of the comparator authorities having a higher level of provision. However, provision for swimming is considerably below these comparators. There is also a comparatively low level of health and fitness clubs. There is no indoor tennis provision in the authority area although the Ipswich David Lloyd club serves the south of the district. There is a single indoor bowls facility in Felixstowe.

Access - Geographical accessibility, particularly by car, is good throughout the district for most facility types. However, for those who are dependent on public transport (particularly in the rural areas) or non-vehicular transport, access is more limited.

Dealing with deficiencies

New provision - New facilities can be provided, with funding from developer contributions and other external funding sources.

Upgrading and refurbishment - Improving the quality of facilities will increase their capacity for use.

Enhanced access - Enhanced access to facilities on school sites with limited or no existing community use is a cost effective option for increasing the effective supply of provision.

Reinstating former facilities - Facilities where use has recently been discontinued can be reinstated in response to changes in demand.

Delivery partners

Suffolk Coastal District Council: The council is likely to play the lead role in co-ordinating the development of the larger, more facility sites, in conjunction with other partners where appropriate.

Parish councils: Parish councils will continue to play a valuable role in providing and maintaining facilities in the rural parts of the district.

Schools: Many schools in Suffolk Coastal already provide sports facilities from which local communities benefit and there will be further opportunities to extend and formalise community access to a range of provision on school sites.

Sports clubs: Local sports clubs are significant providers of sports facilities and will continue to do

so. Some clubs may wish to take on delegated management responsibilities for sports facilities maintenance from the local authority.

Developers: The Council will seek funding that could assist with the provision of sports facilities that will meet the needs of the inhabitants of new developments in the district.

Partnership arrangements: Partnership arrangements involving combinations of any of the above providers will help to share the costs of provision, management and maintenance of additional provision.

The future balance between supply and demand

The Office for National Statistics published '2012-based Sub-national Population Projections for Local Authorities in England' (2014), which contains figures on projected population change in the district to 2027. The ONS projections for Suffolk Coastal forecast that the population of the district will be 132,000 by 2027, an increase of 7,400 people, or 5.9% growth.

<i>Facility</i>	<i>Current facilities</i>	<i>Current provision</i>	<i>Recommended Standard</i>	<i>Extra Population by 2027</i>	<i>Extra facilities needed by 2027</i>
Sports halls	12	1:10,383	1: 10,000	7,400	0.74
Swimming pools	4	1:31,075	1: 30,000	7,400	0.25
Indoor bowls	1	1:124,600	1: 124,600	7,400	0
Indoor tennis	0	-	1:41,500	7,400	0
Health and fitness	10	1:12,460	1: 12,460	7,400	0.6
Squash	20	1:6,200	1: 6,200	7,400	1.2
Village/community halls	110	1:1,133	1: 1,100	7,400	6.7

The current balance between supply and demand

25) On the basis of the analysis of the current balance between supply and demand of sports facilities in Suffolk Coastal, the following needs have been identified:

<i>Facility type</i>	<i>Quantity</i>	<i>Quality</i>	<i>Accessibility</i>
Sports halls	Current levels of provision are adequate to meet existing needs	Improvements needed: - <ul style="list-style-type: none"> • Woodbridge School playing surface and lighting • Disabled access at Rushmere Sports Centre • Information provision at school sites 	<ul style="list-style-type: none"> • 120,000 people (96.3% of the district population) are within 20 minutes drive of their nearest sports hall. • 105,000 people (84.3% of the district population) are within 20 minutes cycle of their nearest sports hall. • 80,000 people (64.2% of the district population) are within 20 minutes walk of their nearest sports hall.
Swimming pools	Current levels of provision are adequate to meet all needs in the district.	All aspects of all facilities are currently rated as at least 'average' quality. operators are making the best of facilities All public pools are ageing and may need major refurbishment or replacement	<ul style="list-style-type: none"> • 120,000 people (96.3% of the district population) are within 20 minutes drive of their nearest pool. • 95,000 people (76.2% of the district population) are within 20 minutes cycle of their nearest pool. • 70,000 people (65.2% of the district population) are within 20 minutes walk of their nearest pool.
Indoor tennis courts	No provision in the district, although the 10-court facility at David Lloyd is just over the Ipswich border. Provision of two or three indoor courts would provide opportunities for year round play	The quality of the existing courts at David Lloyd Ipswich is good.	<ul style="list-style-type: none"> • 90,000 people (72.2% of the district population) are within 30 minutes drive of their nearest indoor tennis facility. • 25,000 people (20.1% of the district population) are within 20 minutes cycle of their nearest indoor tennis facility. • 10,000 people (12.5% of the district population) are within 20 minutes walk of their nearest indoor tennis facility.
Indoor bowls	One facility located in Felixstowe Market Segmentation data indicates that bowls demand should be above the national average. An additional centre may desirable as long term objective.	All aspects of the current facility are good quality	<ul style="list-style-type: none"> • 65,000 people (52.2% of the district population) are within 30 minutes drive of their nearest indoor bowls facility. • 35,000 people (28.1% of the district population) are within 20 minutes cycle of their nearest indoor bowls facility. • 25,000 people (20.1% of the district population) are within 20 minutes walk of their nearest indoor bowls facility.

<i>Facility type</i>	<i>Quantity</i>	<i>Quality</i>	<i>Accessibility</i>
Health and fitness facilities	<p>Comparatively low level of provision but no pressing evidence of need for additional facilities.</p> <p>Market segmentation data indicates limited interest in health and fitness club membership</p> <p>Support for additional facilities to be provided by commercial operators</p>	<p>Facilities and changing improvements needed at:</p> <ul style="list-style-type: none"> • Lacey's Fitness • Farlinghaye High School • Otley College 	<ul style="list-style-type: none"> • 120,000 people (96.3% of the district population) are within 20 minutes drive of their nearest health and fitness facility. • 95,000 people (76.2% of the district population) are within 20 minutes cycle of their nearest health and fitness facility. • 70,000 people (65.2% of the district population) are within 20 minutes walk of their nearest health and fitness facility.
Squash courts	<p>High levels of provision are more than adequate to meet existing needs.</p>	<p>All courts currently rated as good</p>	<ul style="list-style-type: none"> • 120,000 people (96.3% of the district population) are within 20 minutes drive of their nearest squash court. • 95,000 people (76.2% of the district population) are within 20 minutes cycle of their nearest squash court. • 70,000 people (65.2% of the district population) are within 20 minutes walk of their nearest squash court.
Village and community halls	<p>Extensive network of facilities supporting larger sports halls.</p> <p>Current levels of provision are adequate to meet existing needs.</p>	<p>Facilities are very variable in age, size and range of facilities.</p> <p>Most provide some activity space.</p>	<ul style="list-style-type: none"> • The whole district population is within 10 minutes drive of their nearest village or community hall. • 120,000 people (96.4% of the district population) are within 10 minutes cycle of their nearest village or community hall. • 90,000 people (72.2% of the district population) are within 10 minutes walk of their nearest village or community hall.

A survey of leisure centre users was undertaken at Brackenbury Sports Centre, Felixstowe Leisure Centre, Deben Pool and Leiston Leisure Centre.

5.5.1 Patterns of use

- **Frequency** - Responses were as follows.

<i>Frequency</i>	<i>(%)</i>
Every day	18.5%
Less than daily but more than weekly	59.3%
Weekly	14.8%
Fortnightly	0.0%
Monthly	7.4%
Less than monthly	0.0%

- **Journey time** - Responses were as follows.

<i>Frequency</i>	<i>(%)</i>
Less than 5 minutes	7.7%
5 - 10 minutes	50.0%
11 - 15 minutes	19.2%
16 - 20 minutes	3.8%
More than 20 minutes	19.2%

- **Mode of transport** - Responses were as follows.

<i>Frequency</i>	<i>(%)</i>
Car	69.2%
Public bus	0.0%
Train	0.0%
Bicycle	15.4%
On foot	15.4%

<i>Sub-area</i>	<i>Emerging issues</i>
Woodbridge and district	<ul style="list-style-type: none"> • Local assessments of leisure and physical activity needs should be included in community-led or neighbourhood plans. • Public transport in the rural parts of the sub-area is poor. • There is a lack of safe cycle paths.

Key points arising from the Suffolk Coastal Leisure Strategy for Rendlesham:

Whilst village halls are identified as important local venues for providing access to sporting and leisure facilities, there is no detailed data of what activities are actually delivered *in* the village halls. In summary, being within 10 minutes of a village hall (as 100% of the population are according to the survey) does not necessarily mean that people have access to sporting/leisure facilities.

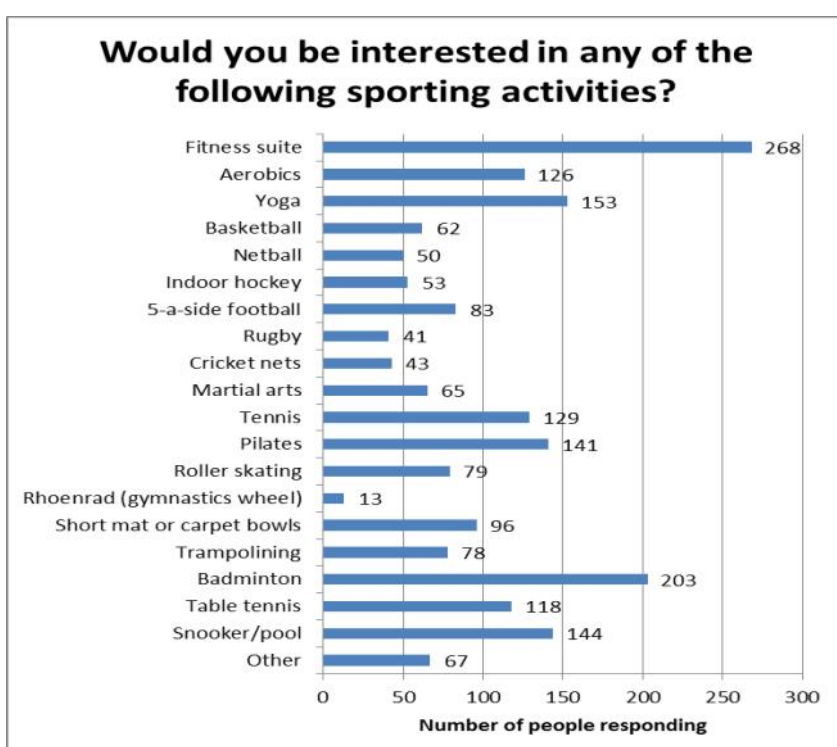
There is significant emphasis placed on the value of village halls as providers of leisure and sporting activities. It should be noted that Rendlesham has been identified as having no village hall, however, it does have a sports centre and a large community building (both Listed as Assets of Community Value under the Localism Act 2011 and currently not available for community use, but have the potential to be reused).

The report repeatedly refers to poor access to facilities for those relying on public transport or in rural locations.

The majority of people who access sports/leisure centres are reported to be within 5-10 minutes of the facility. There could be increased participation rates if facilities are provided more locally rather than in central locations across Suffolk Coastal.

There seems little evidence of identifying the barriers as to why people do *not* participate in sports/leisure activities. The survey could have provided significant value and opportunity to target the non-participants as well as those who already go to leisure/sports centres or sports clubs.

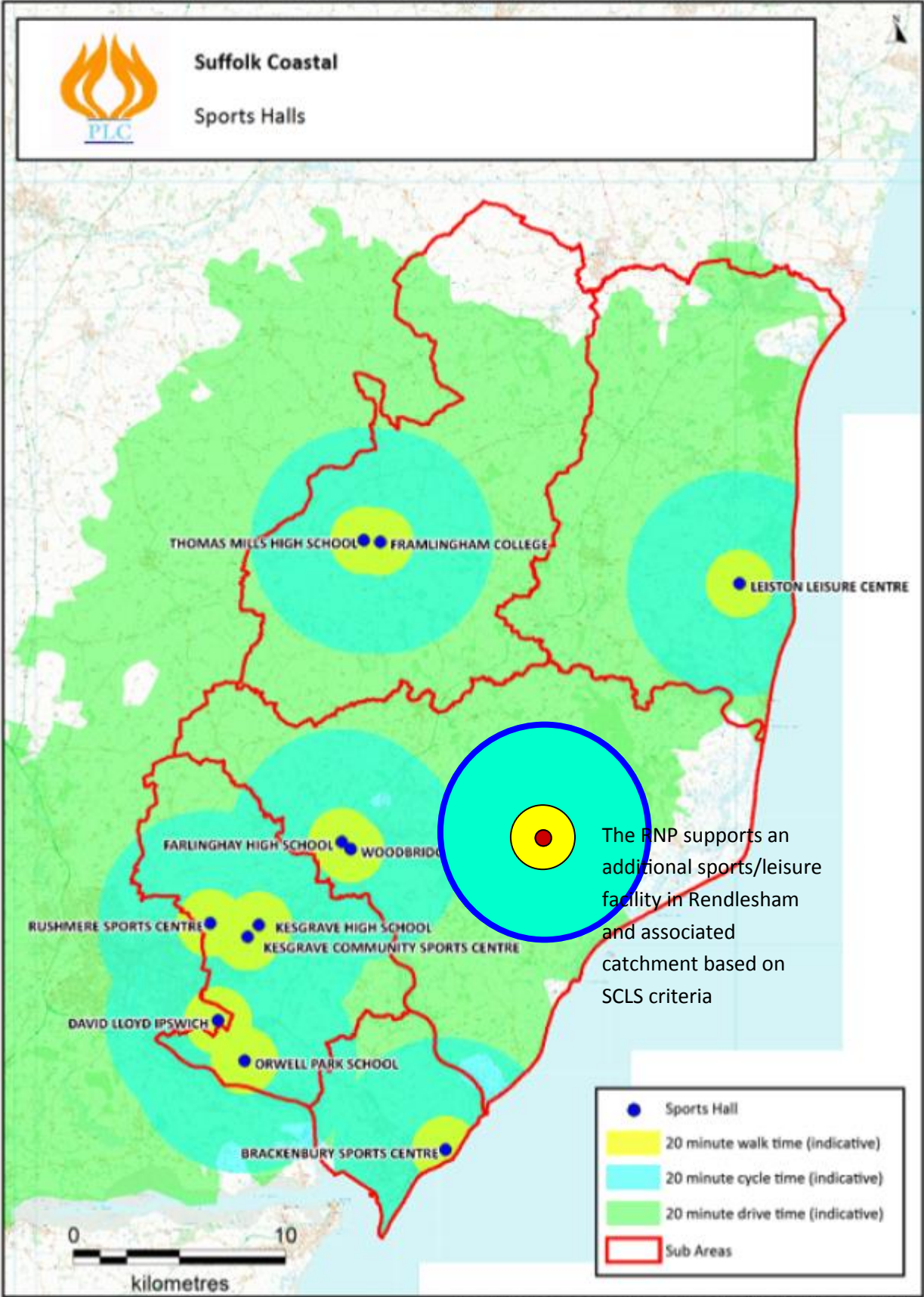
The RNP supports the provision of a sports/leisure centre in Rendlesham to help fulfil the shortfall that exists on the east coast where people have a 20 + minute drive to a facility. It would offer a sustainable venue, increasing the number of people who would be within a 20 minute cycle time by approximately 8,000—10,000 (see page 147). This would provide a central venue in the Woodbridge District and also increase the number of sports halls to 3 to serve a population of 28,112 (132,000 in 2027).



Identified sporting and leisure needs in Rendlesham

(RNP Household Survey ,
March 2013)

Recommended additional sports/leisure facility for the Woodbridge District



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Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)

- 12.07 The AONB boundary runs through the middle of the parish/Neighbourhood Plan Area. The boundary is defined by the red line on Fig 33 with the AONB lying to the south east of the boundary line.
- 12.08 The management of the AONB designation is undertaken by the Suffolk Coast and Heaths AONB Unit who have produced a Management Plan which was published at the start of 2013.
- 12.09 The Countryside and Rights of Way Act 2000 (CRoW Act) requires local authorities to review management plans for AONBs every five years, and this plan contains details of the work to be carried out during the period 2013-18 to care for the AONB. Twenty six organisations have signed a commitment to implement the plan, and share a common vision for the long term care of the AONB.



Fig 33 AONB boundary

- 12.10 The policies and objectives contained within the AONB Management Plan (Ref 2.15—SSSI Protected sites are managed effectively and 2.15.1 Supported targeted action to ensure SSSIs in the AONB are in favourable, or



Fig 32 SSSI site

favourable recovering condition) are in place to ensure that the protection required is in place.

- 12.11 The RNP contains no policies that would be in conflict with the AONB Management Plan. The Bentwaters' Master Plan deals with any issues arising regarding the SSSI site (Fig 32) on their site.

Countryside

- 12.12 The land to the north of the A1152 and outside of the built up centre of the parish is classed as 'countryside' in the SCCS. The RNP has nothing further to add to the policies contained within the SCCS that protect development in the countryside.

Extract from the Angel Centre Business Plan

RENDLESHAM PARISH COUNCIL | OUR PLAN FOR THE ANGEL CENTRE | MARCH 2013 | FOR GENERAL RELEASE

What's been lost so far in Rendlesham?

AAFES Base Exchange "B4" *	Civilian Affairs Building	Officers Club
AAFES Car Sales *	Commissary "Large Food Stores"	Pizza Land
Auto Hobby Shop	Donut Land	Service Members Car Resale Lot
Bank	Food Mall	Seven Seasons Liquor Store
Base Cinema	Gas (Petrol) Station	Slopett Grocery Stores
Base Clinic "USAF"	Laundromat	Stars & Stripes Newspaper Store
Bowling Alley	Library	Uniform Store
Burger King	NCO Club	

...Not forgetting the Angel Centre & Sports Centre

* AAFES Army & Airforce Exchange Service



The ayes had it on 15 February 2012!

At our Public Meetings in September 2011 and February 2012, we asked whether Residents preferred our proposals or those of the Developer.

Those who attended gave a resounding 100% YES to our Plans, as our "Wonder Wall" at the February 2012 meeting shows.

Summary of existing facilities

Centrally located:

Dentist
 Part-time doctors surgery
 Day nursery
 Primary school
 Convenience store
 Chinese takeaway/fish & chip shop
 Vets
 Wine bar
 Care centre
 Hairdresser
 Pharmacy

Rendlesham Mews:

Kebab/pizza takeaway
 Second hand children's shop
 Heating & plumbing
 Hairdresser
 Web designer
 Picture framing/photographer
 Stone mason
 Interior design
 Pharmacy
 Ceramic workshop & café
 Art & craft workshop

Sports/Leisure

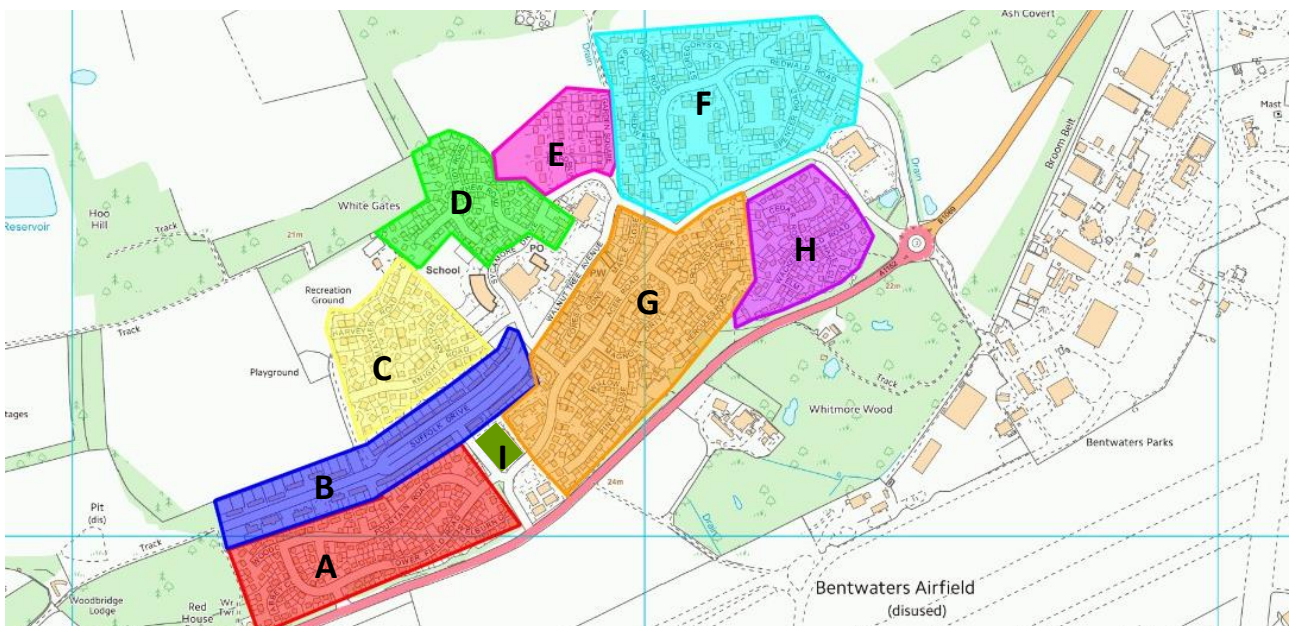
Recreation ground & pavilion
 3 play areas
 Community Centre
Other
 Rockford House
 Bentwaters Park
 (various businesses)
 Bespoke furniture

Neighbourhoods and housing stock in Rendlesham

- A Former USAF Housing. Semi-detached 2-3 bed medium density homes, now mostly privately owned or privately rented. Sufficient off-road parking to avoid congestion or obstruction of footways.
- B Former USAF officer quarters consisting mainly of bungalows with semi detached homes at the far end. Sufficient off-road parking to avoid congestion or obstruction of footways.
- C New housing consisting of large 4—5 bed detached low density homes. Sufficient off-road parking to avoid congestion or obstruction of footways.
- D New housing consisting of large 3—6 bed homes in a high density layout. Insufficient off-road parking and road layout causes congestion and vehicles obstructing footways.
- E This development within Rendlesham is constructed in accord with the principles of Maharishi Sthapatya Veda and provides a mix of low density detached, semi-detached, maisonettes and flats. Sufficient off-road parking to avoid congestion or obstruction of footways.
- F A mix of former USAF 2-3 bed flats, maisonettes and homes. There is a high proportion of privately rented accommodation in this area. Sufficient off-road parking to avoid congestion or obstruction of footways.
- G New housing representing a mix of privately owned and privately rented. Flagship Housing has a small number of properties in Library Mews. The majority of the properties in this area are 2-3 bed terraced with Insufficient off-road parking and road layout causes congestion and vehicles obstructing footways.
- H Former USAF houses built but never used by the USAF before they left Bentwaters in 1992. Now mainly privately owned semi-detached 2-3 bed homes. Sufficient off-road parking to avoid congestion or obstruction of footways.
- I Care Centre (home for the elderly)

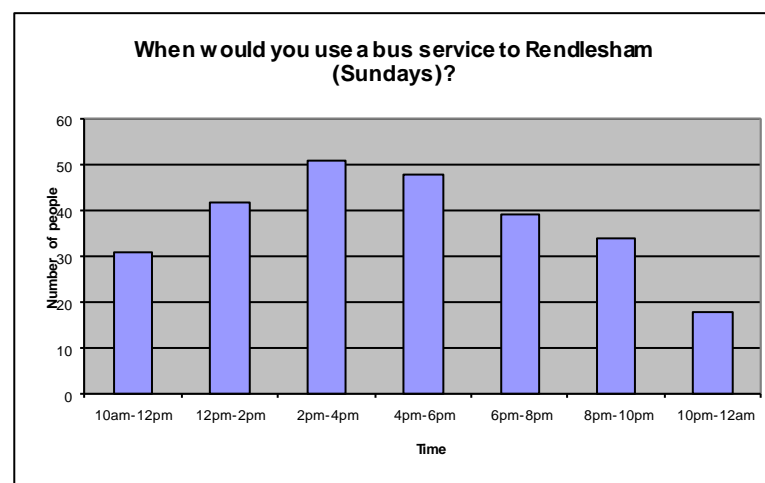
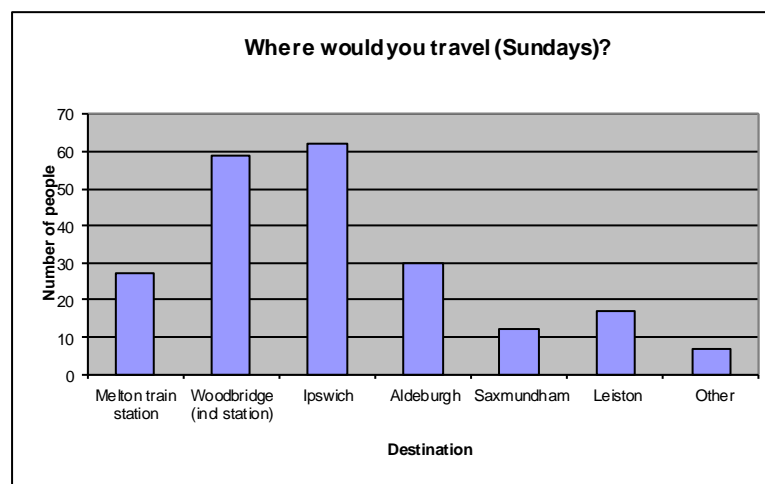
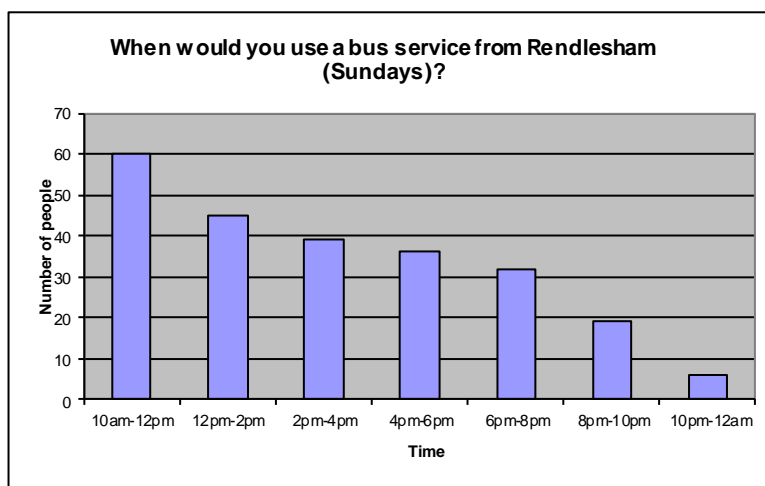
Potential Housing deficiencies

- Sheltered housing
- Bungalows



Sunday Service	
Q1. Bus service from Rendlesham	
10am-12pm	60
12pm-2pm	45
2pm-4pm	39
4pm-6pm	36
6pm-8pm	32
8pm-10pm	19
10pm-12am	6
Q2. Where would you travel?	
Melton train station	27
Woodbridge (incl station)	59
Ipswich	62
Aldeburgh	30
Saxmundham	12
Leiston	17
Other	7
Q3. Bus Service to Rendlesham	
10am-12pm	31
12pm-2pm	42
2pm-4pm	51
4pm-6pm	48
6pm-8pm	39
8pm-10pm	34
10pm-12am	18
Evening Service	
Q1	
6pm-8pm	65
8pm-10pm	31
10pm-12am	16
Q2	
Melton train station	21
Woodbridge (incl station)	59
Ipswich	55
Aldeburgh	21
Saxmundham	10
Leiston	12
Other	6
Q3	
6pm-8pm	51
8pm-10pm	57
10pm-12am	42
Purpose of Journeys	
Work	27
Leisure	70
Other	17

Analysis of bus survey undertaken by Rendlesham Parish Council, March 2013



Rendlesham Bus Services

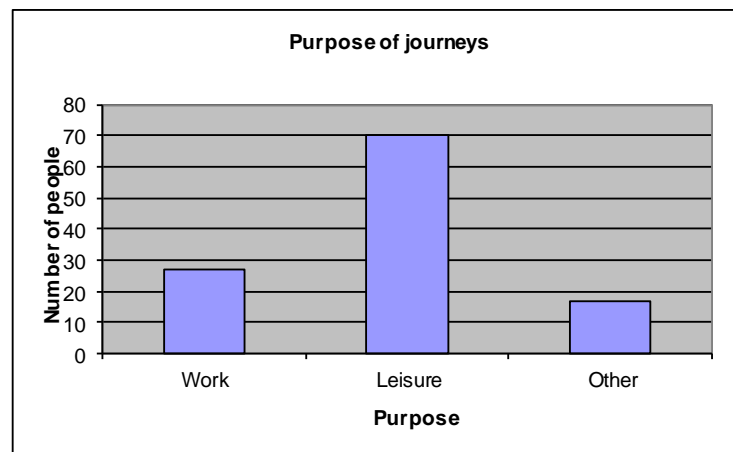
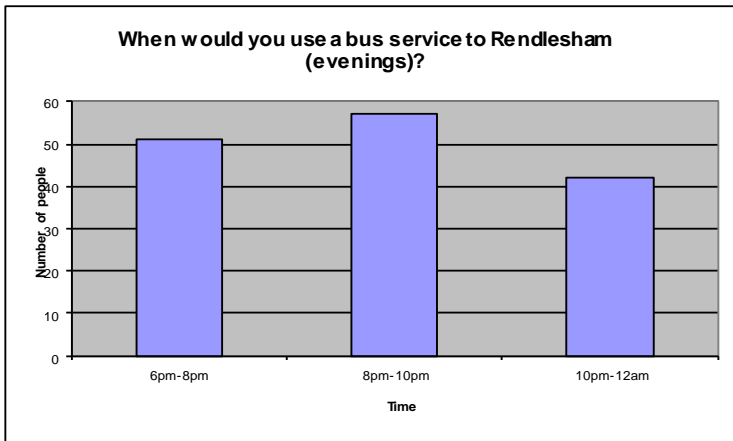
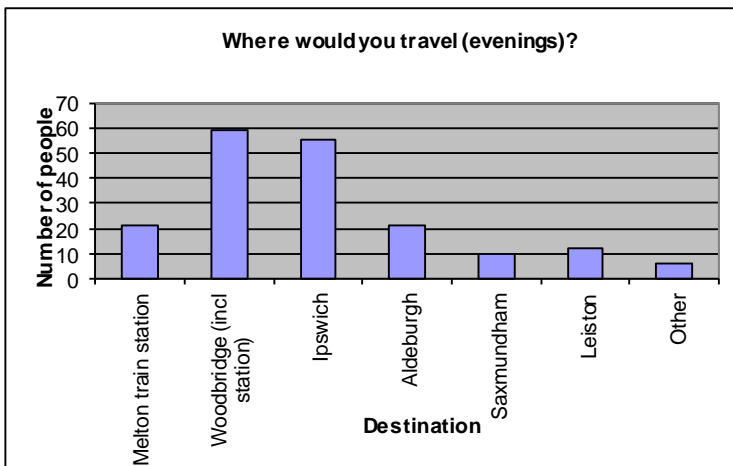
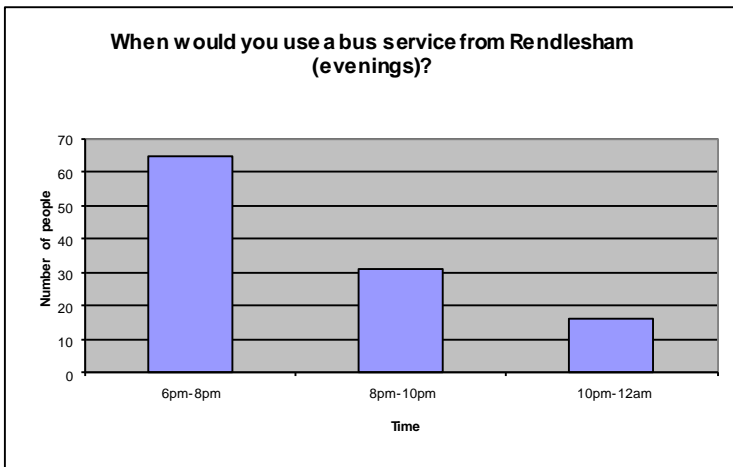
Following an article in the October 2012 edition of the Rendlesham Parish Newsletter, the Parish Council have received over 70 responses from those affected by the lack of evening and Sunday bus services to and from Rendlesham.

We can conclude from these responses that the people of Rendlesham are disadvantaged by the lack of transport services provided in the evenings and on Sundays, particularly so given the fact that there is little opportunity for leisure and social activities within the village itself.

Some of the issues faced by our residents are:

- Isolation
- Inability to access employment, education and social activities
- Inability to visit family members outside of the village
- Financial impact of needing to pay for taxis in the absence of more affordable public transport.

This information has resulted in the investigation and potential start up of a community bus service in Rendlesham.



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Rendlesham Parish Council

Rendlesham Community Centre

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Rendlesham

Suffolk

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