

Rendlesham Neighbourhood Plan

Rendlesham Parish Council

2014- 2027

APPENDICES

(January 2015)

Rendlesham Parish Council



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Appendices:

- A— Village Asset Map (contained within the main Neighbourhood Plan document)
- B— Decision Notification Letter
- C— SASR Response from Natural England
- D— Evidence for Affordable Housing
- E— Policy Context
- F— Sport in Communities
- G— Listing of Assets of Community Value: Angel Theatre and Sports Centre
- H— Assessment of community & leisure space required in the District Centre
- I— Education
- J— Bentwaters Master Plan
- K— Bentwaters Airbase, former Local Plan inset map
- L— Suffolk Coastal Leisure Strategy
- M— Area of Outstanding Natural Beauty
- N— Summary of lost facilities/services
- O— Housing stock and neighbourhoods of Rendlesham
- P— Analysis of bus survey

Appendices



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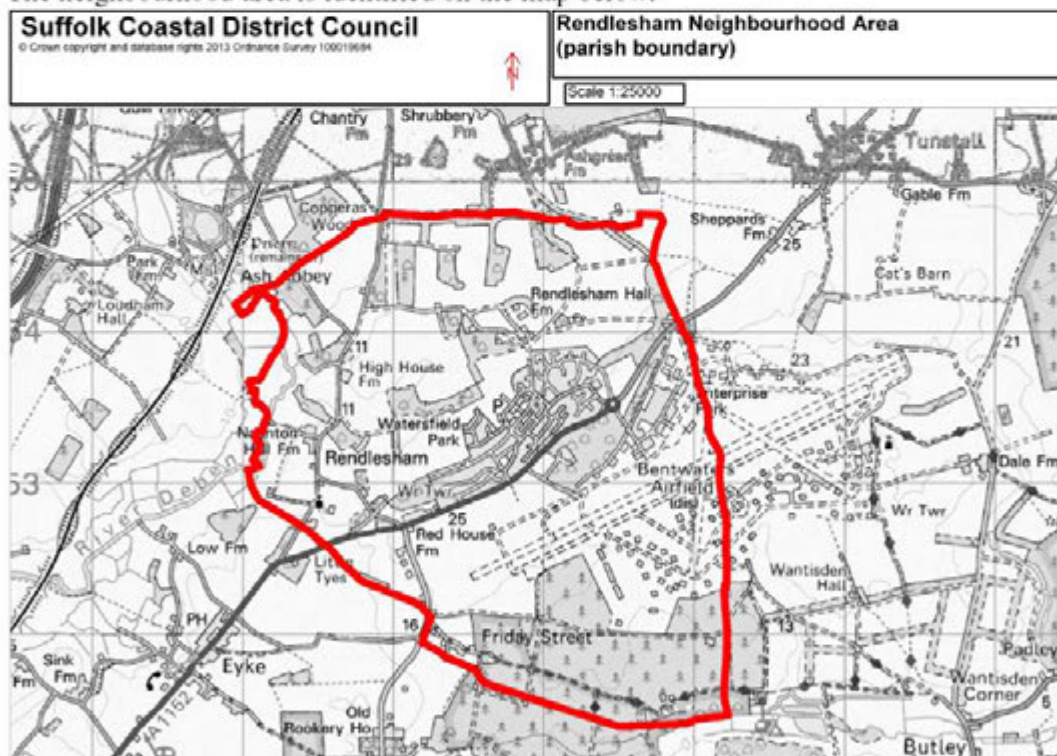
NEIGHBOURHOOD PLANNING NOTICE

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
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 Community Centre
 Walnut Tree Avenue
 Rendlesham
 Suffolk
 IP12 2GG

Customer Services
 Hornbeam House
 Crewe Business Park
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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.

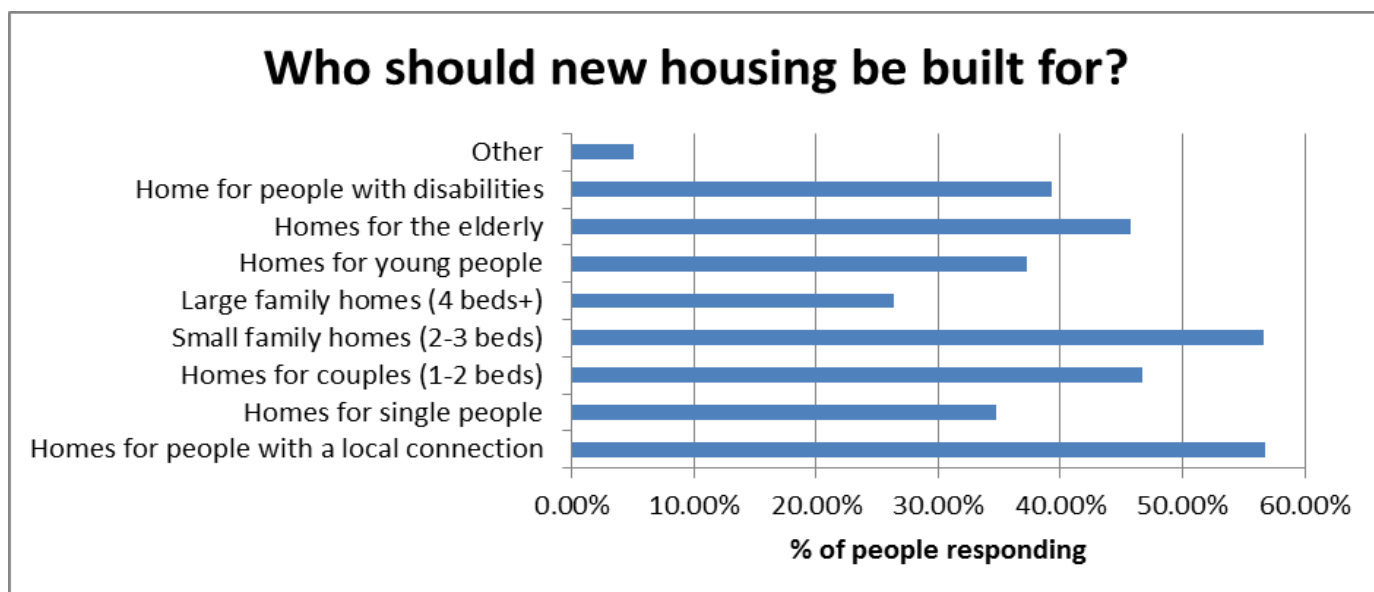
Sunila Osborne, Rural Housing Enabler, Suffolk ACRE
January 2013

ADDITIONAL EVIDENCE OF NEED

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

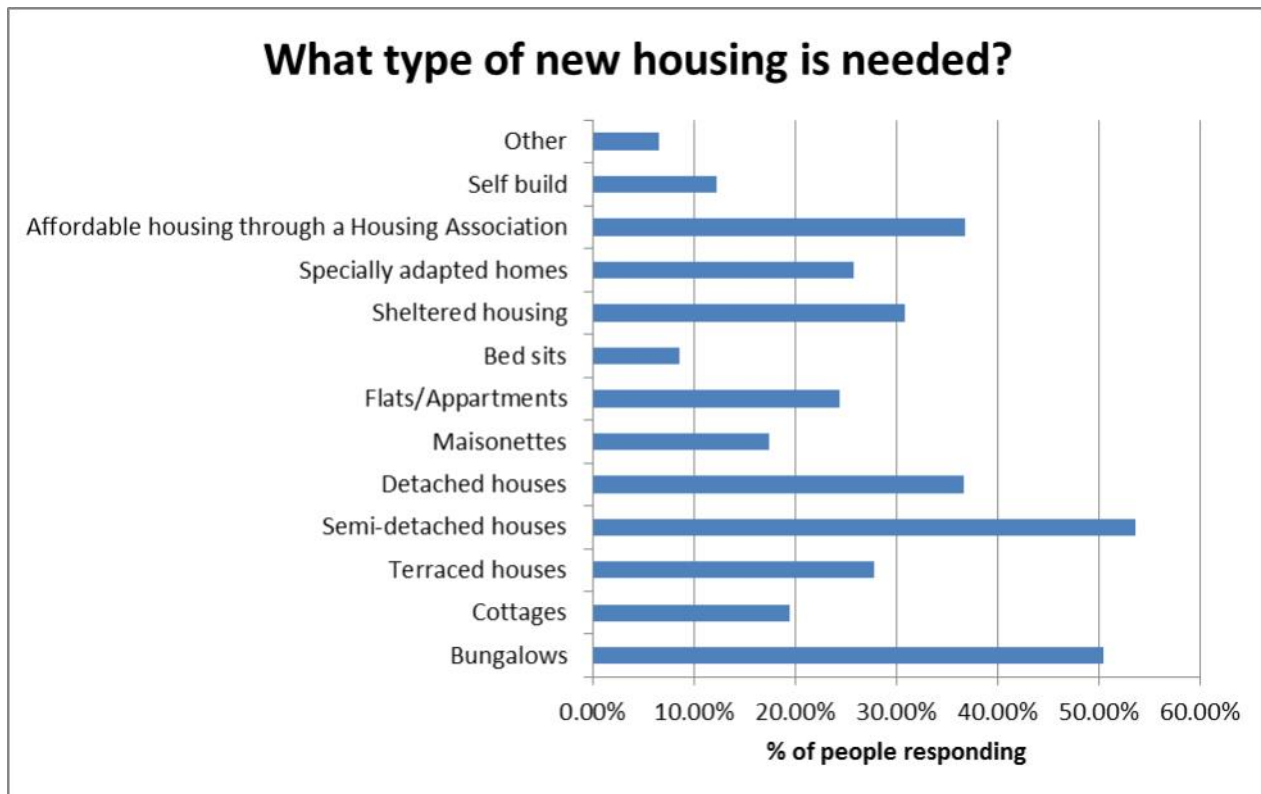
Housing

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> <p>(i) Modest estate-scale development where consistent with scale and character;</p> <p>(ii) Groups;</p> <p>(iii) Infill.</p> <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> <p>(a) One in three homes in all developments of 3 homes or more in size;</p> <p>(b) On exception sites on the edges of the physical limit boundaries.</p>	<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

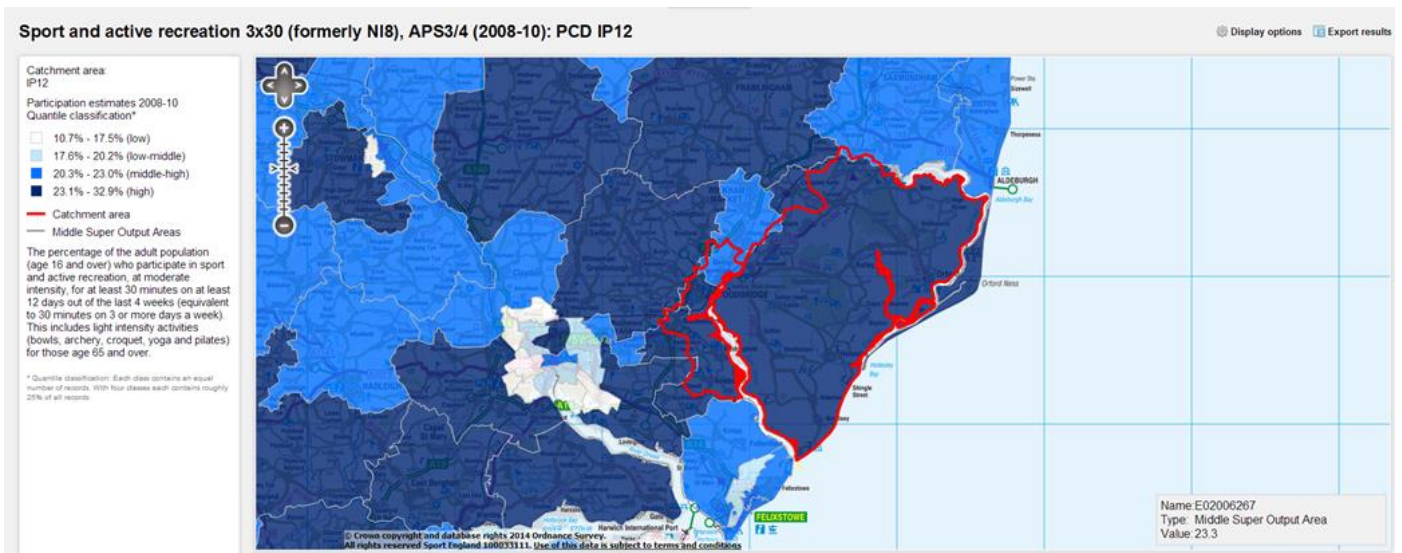
We know that many of the leading causes of illness such as coronary heart disease, cancer and type two diabetes could be prevented if people were to play more sport and increase their overall levels of physical activity.

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.

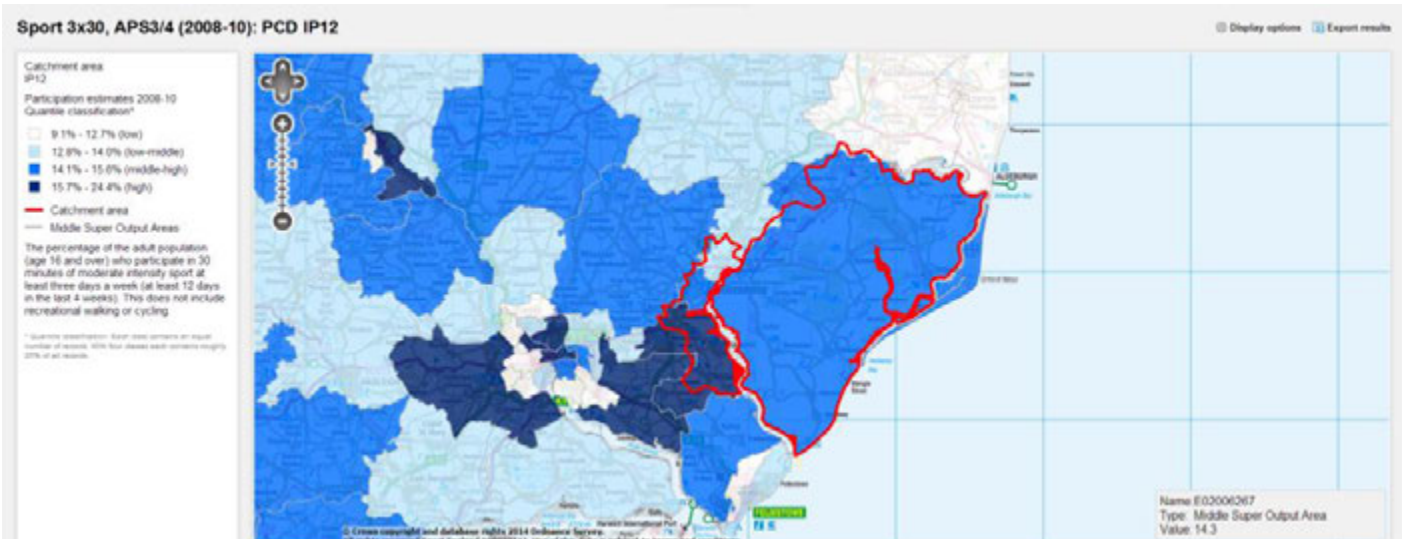
Sport is a key part of wider physical activity with an important role to play in getting and keeping people active and thereby improving their health and wellbeing. Chief Medical Officer, Professor Dame Sally Davies said that, "If physical activity was a drug it would be regarded as a miracle".

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.

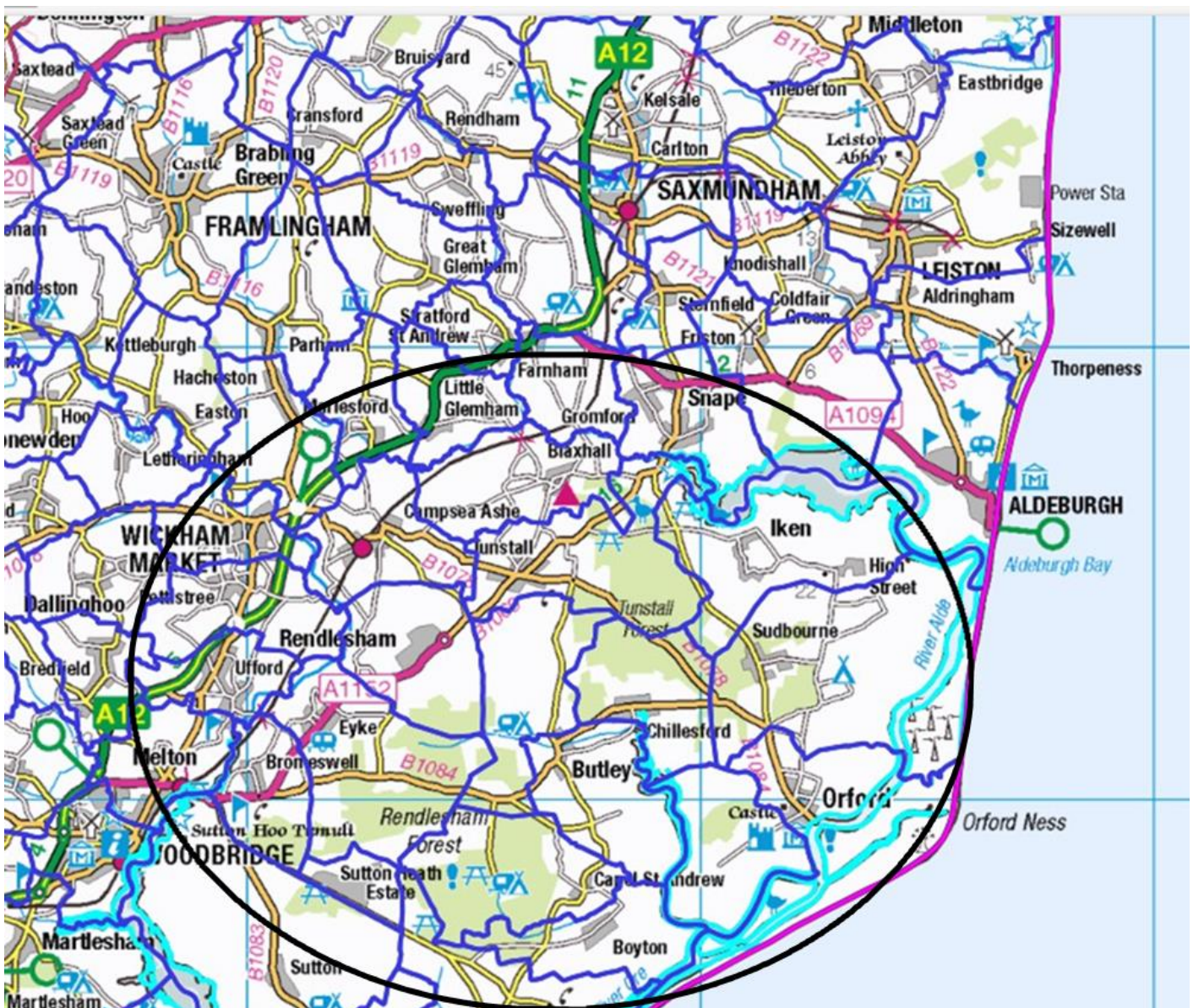


The national and regional context

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

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 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 at 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

Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU
 Tel: (01394) 383789
 Fax: (01394) 385100
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 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 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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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

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



BENTWATERS AIRBASE 13

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.

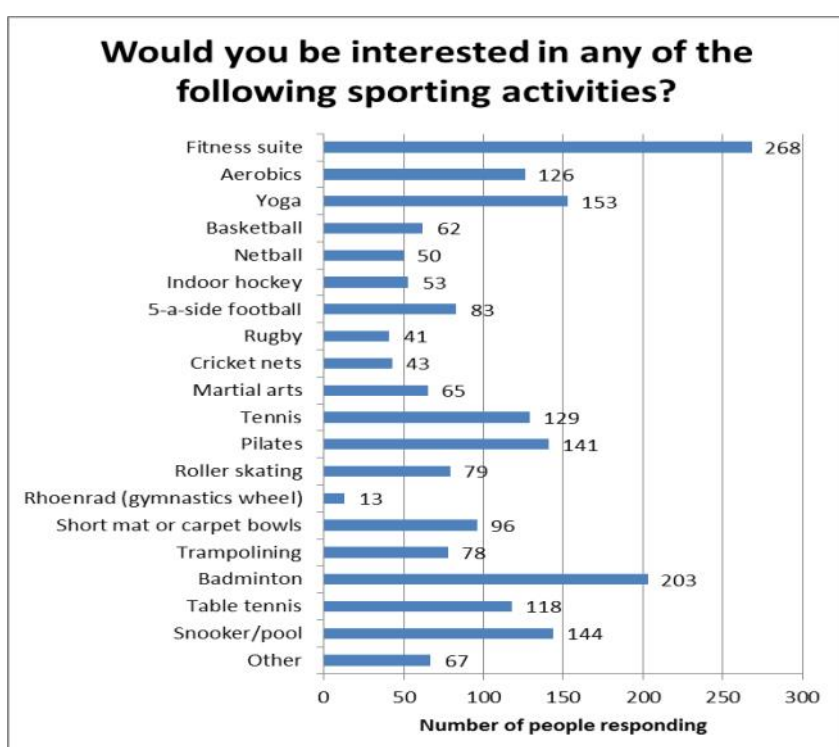
There is significant emphasis placed on the value of village halls as providers of leisure and sporting activities. It should be noted that Rendlesham has been identified as having no village hall, however, it does have a sports centre and a large community building (both Listed as Assets of Community 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.

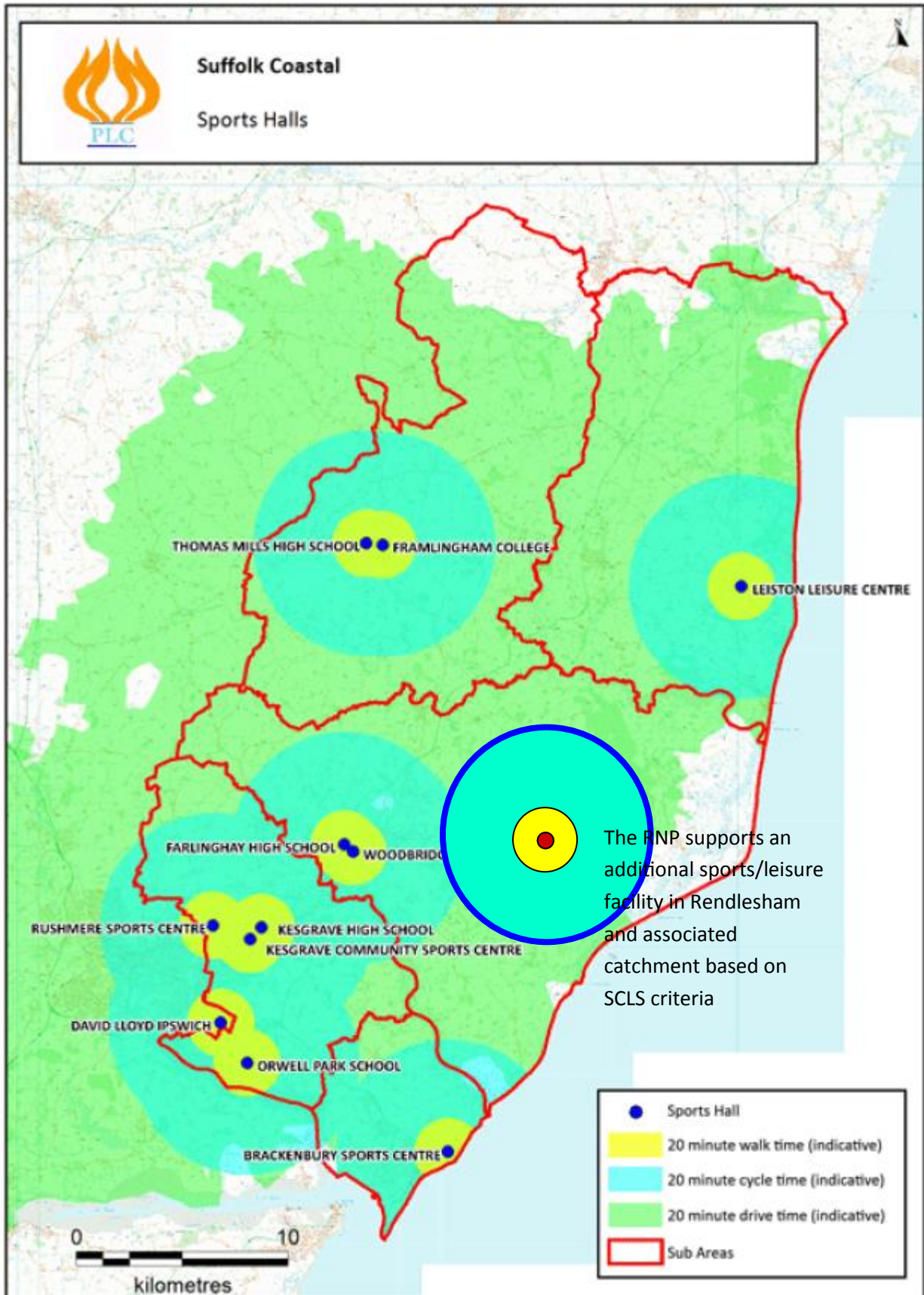
The RNP supports the provision of a sports/leisure centre in Rendlesham to help fulfil the shortfall that exists on the east coast where people have a 20 + minute drive to a facility. It would offer a sustainable venue, increasing the number of people who would be within a 20 minute cycle time by approximately 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



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.

- 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.



Fig 33 AONB boundary

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 eyes 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

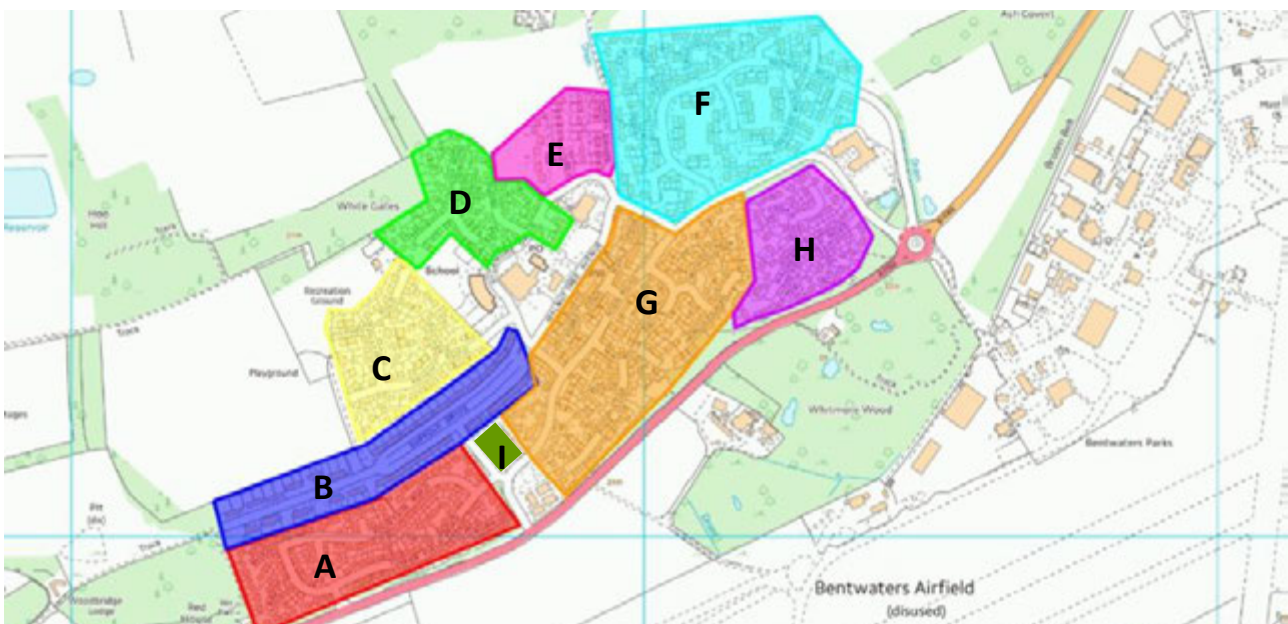
Rockford House
Bentwaters Park
(various businesses)
Bespoke furniture

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)

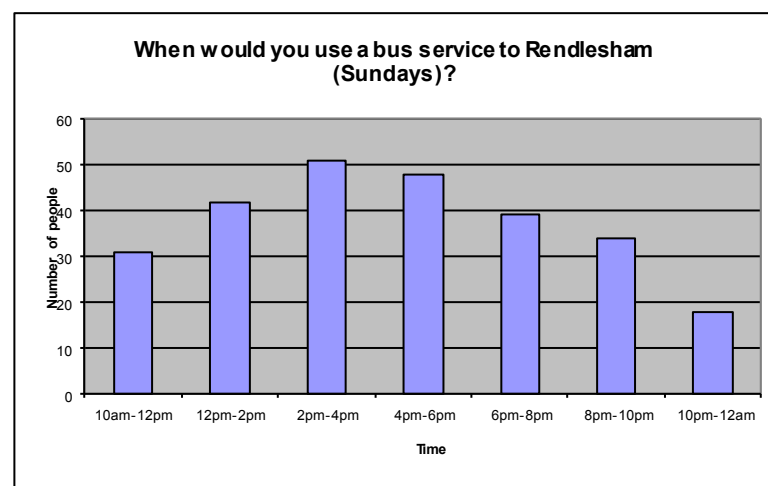
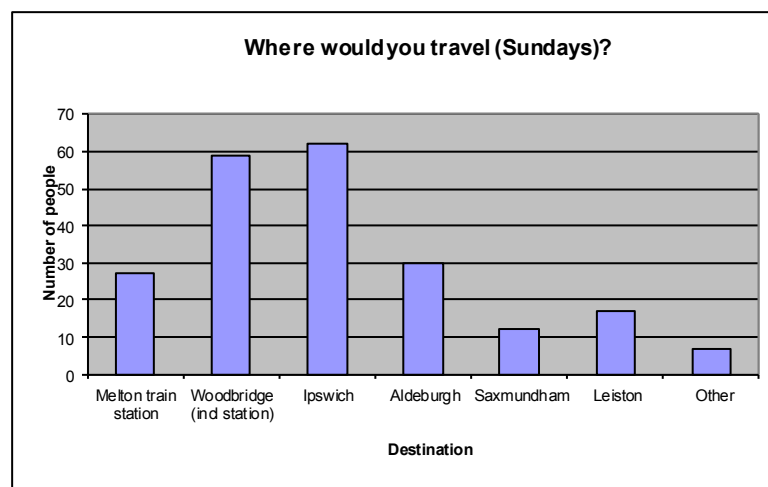
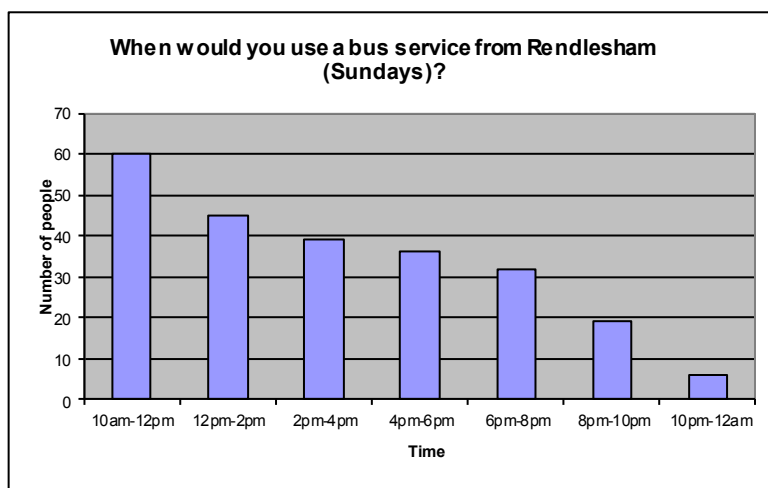
Potential Housing deficiencies

- 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

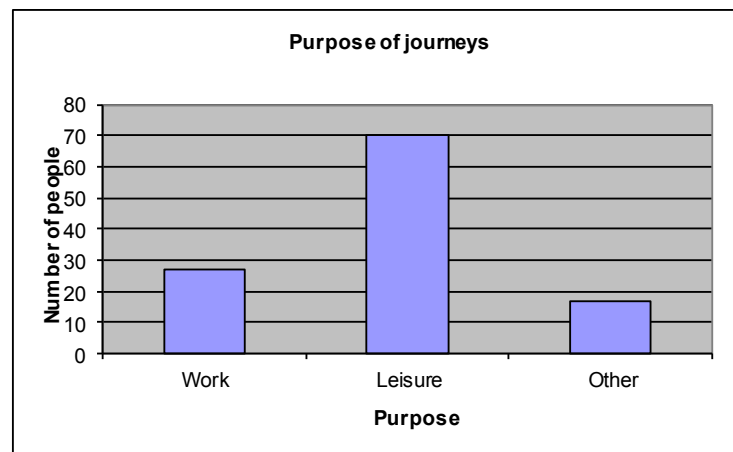
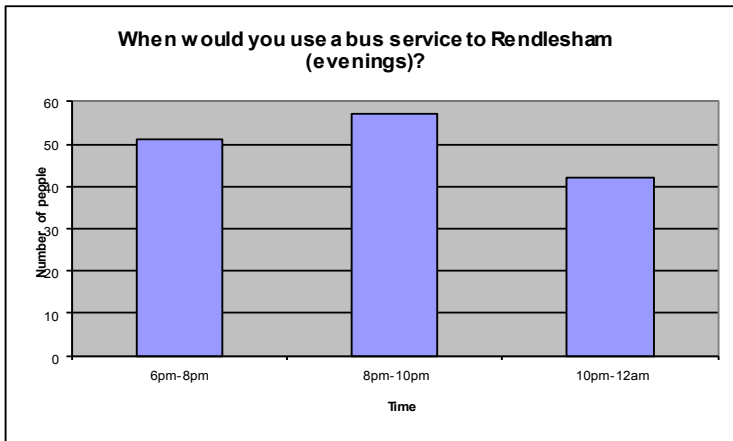
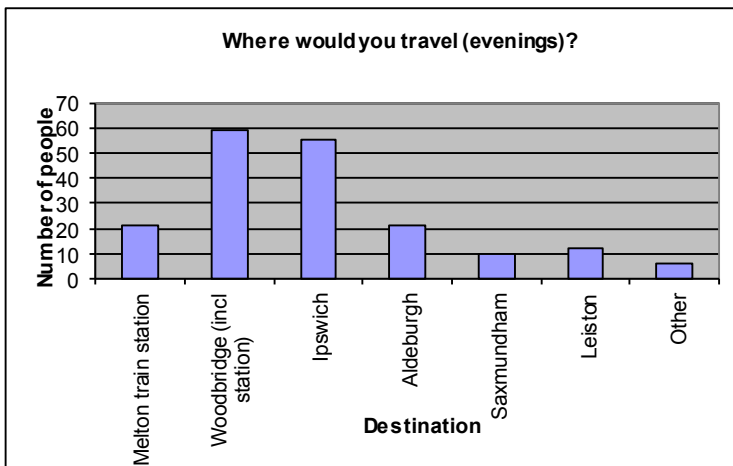
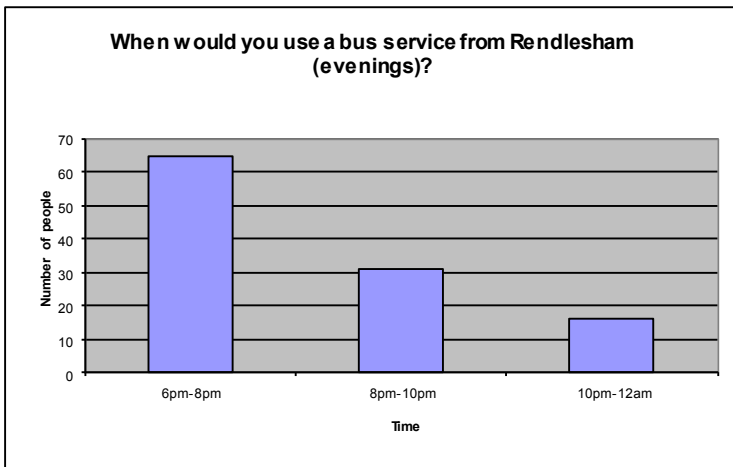
Following an article in the October 2012 edition of the Rendlesham Parish Newsletter, the Parish Council have received over 70 responses from those affected by the lack of evening and Sunday bus services to and from Rendlesham.

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.





Rendlesham Parish Council

Rendlesham Community Centre

Walnut Tree Avenue

Rendlesham

Suffolk

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