

N6 RENDLESHAM – C03/2362 – Erection of residential development of 50 houses and apartments: AREA 5, SYCAMORE DRIVE for MSV Homes Ltd

Due date: 8th March 2004

SITE AND PROPOSALS

Area 5 at the New Rendlesham Estate lies to the north of the settlement. To the east is the existing housing development of Redwald Road. Immediately to the south is the Angel Theatre separated by the newly constructed link road. Members will be aware that there has been significant development in the last year on the estate with a number of the housing phases begun and the village centre also under construction.

The scheme has been amended since originally submitted and now proposes a development of 50 dwellings served off the gyratory link road by two accesses close to the Angel Theatre. The scheme consists of two apartment blocks containing a total of 8 x 2-bed and 12 x 1-bed units. These are located adjacent to the western boundary of the site. The blocks would be of 2-storey height.

The dwellings would consist of a mix of 5 x 5-bed, 6 x 4-bed, 9 x 3/4 bed, 8 x 3-bed and 2 x 2-bed dwellings. Some of the larger units contain rooms in the roofspace. The layout form is set out in a linear pattern with all the dwellings on a north/south axis.

To the east of the site the access road comes close to the rear boundary of residents in Redwald Close.

The amended scheme has made changes to the design of the dwellings and to improve the appearance of the development when viewed from the gyratory road close to the Angel Theatre. The applicants have submitted a design statement setting out their proposals are seeking to develop a residential scheme that would produce "... a high quality "garden village" environment ... relevant to the health and well being of the occupants ... to ensure "cultural community" with Suffolk traditional domestic architecture and providing low energy buildings using natural materials".

On the site there are a number of trees and the applicant has been requested to submit a Tree Survey following meetings with the Council's Arboricultural Officer. This is expected to be received soon (at the time of writing this report).

CONSULTATIONS

Rendlesham Parish Council "... support approval."

Eyke Parish Council "... the parish council would like to know exactly where matters stand at present vis-a-vis the numbers of houses for which planning permission has been granted or applied for so far, in relation to the total number of houses for which outline permission was originally granted.

Councillors would also like an assurance that no outside pressure could be brought to bear to increase the total number of houses on the whole site, in view of the desire of central government to build an ever increasing number of extra houses on any available site."

The Highway Authority advise that some changes are needed to be technically acceptable.

The County Director of Education comments will be reported if received.

Suffolk County Council Archaeological Service reminds that the condition on the Outline consent will deal with archaeological issues on site.

The Environment Agency objects on flooding grounds because of the risk from surface water run-off. A Flood Risk Assessment should be submitted.

PLANNING CONSIDERATIONS

The amended details in principle can be supported and are in accordance with the approved planning consent for New Rendlesham. The layout has a formal linear form but with the improved designs for the houses and the opportunities for soft and hard landscaping the scheme would fit harmoniously on the site on the rural edge of this new settlement. There are concerns about some of the trees on the site and this may require some minor amendment to the layout – an update will be given at the meeting.

The applicants are aware of the Highway Authority's concerns and the requirement for a Flood Risk Assessment.

The site may require education funding payments if the total number of the dwellings exceeds the figure of 313 as set out in previous agreements. An update on this will be given at the meeting.

There is no requirement for playspace funding on this development.

In conclusion, subject to resolving the layout details in relation to trees this scheme can be supported. The designs of the dwellings and apartment blocks are acceptable and the palette of materials put forward along with the indicative hard and soft landscaping would produce a layout that will be well integrated into the area.

RECOMMENDATION: Authority to **APPROVE** subject to receipt of suitably amended plans addressing tree and highway issues upon completion of an acceptable Flood Risk Assessment and resolution of the education funding issues.

DETERMINATION:

BACKGROUND PAPERS: Planning Application No C03/2362
