

Rendlesham Neighbourhood Plan

Rendlesham Parish Council

2014 - 2027

(January 2015)

Rendlesham Parish Council



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A Neighbourhood Plan for Rendlesham

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

Rendlesham is a great village with:

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

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

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

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

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

Foreword

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

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

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

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

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

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

The Rendlesham Neighbourhood Plan Team

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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

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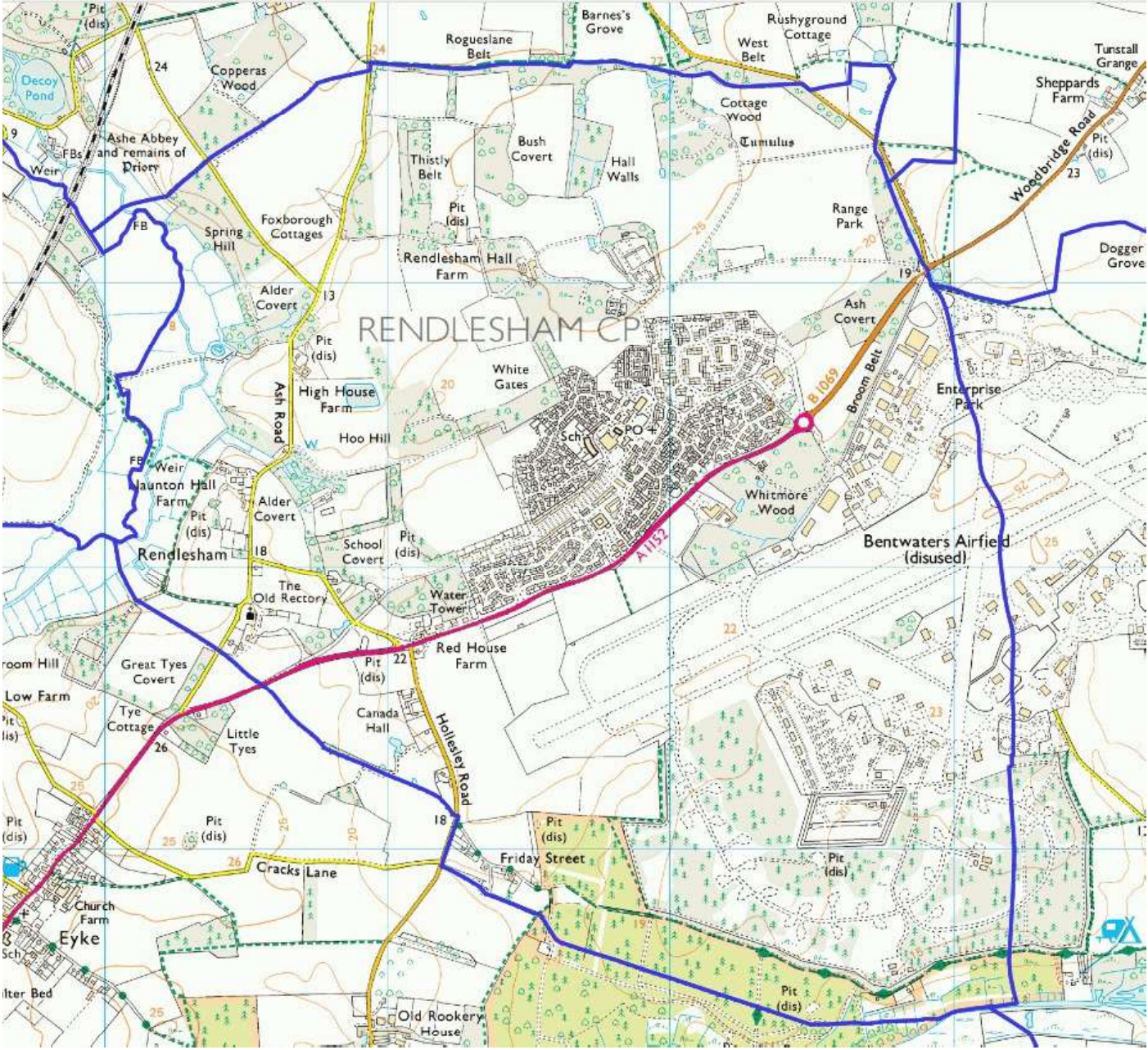
Glossary

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



The water tower, A1152

Map of Rendlesham Chapter 1

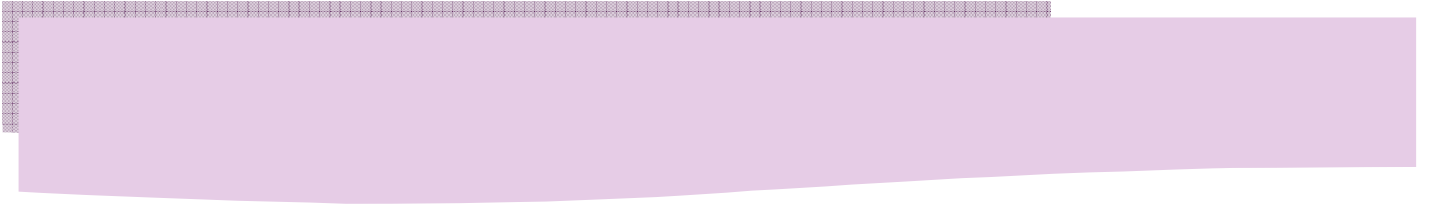


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Fig 1.

Key

 Parish Boundary and Neighbourhood Development Area



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

Introduction

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

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

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

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

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

National Planning Policy

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

How the Rendlesham Neighbourhood Plan fits into the Planning System

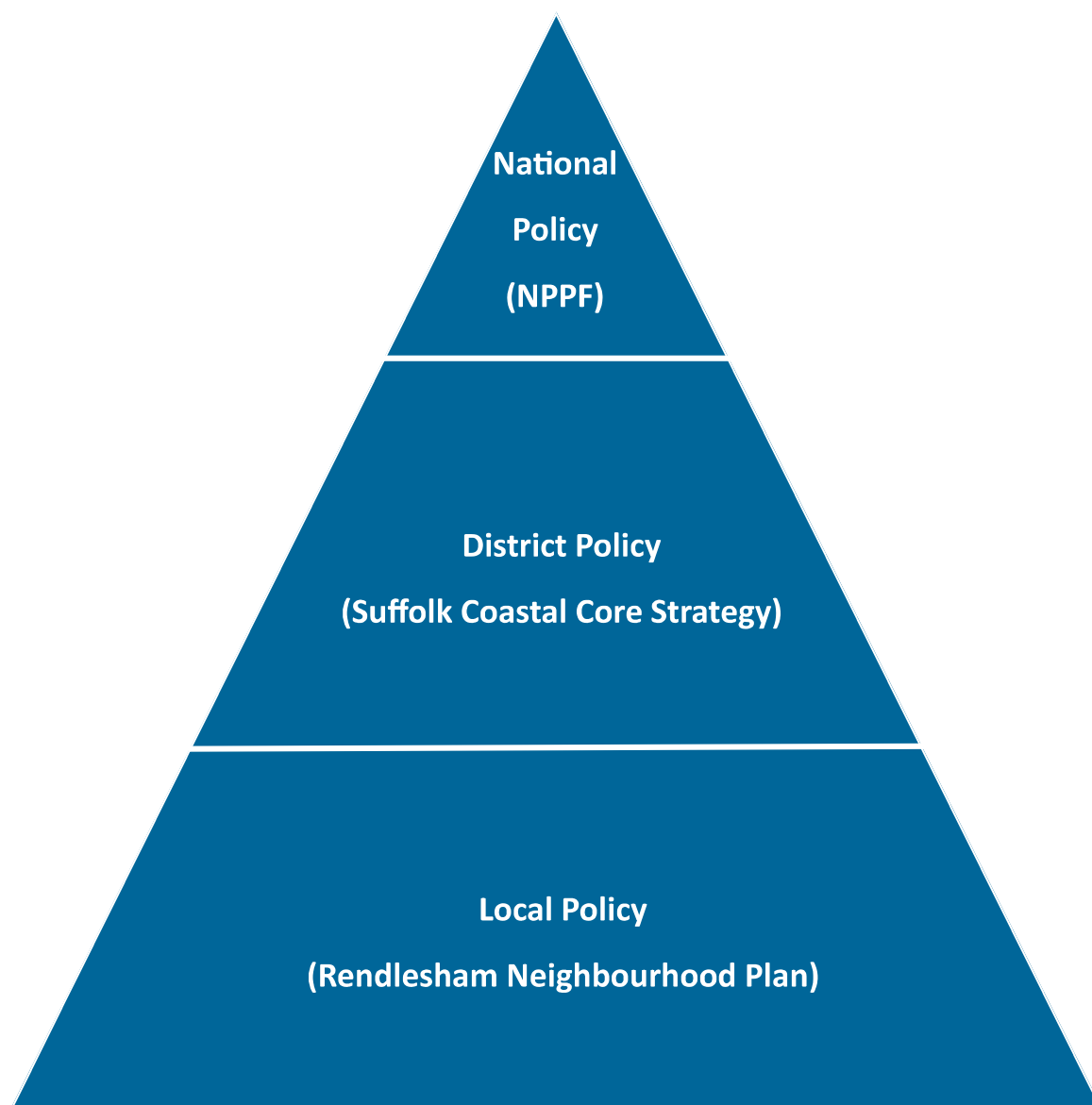


Fig 2. Planning Policy hierarchy in relation to the Rendlesham Neighbourhood Plan

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

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

How the Rendlesham Neighbourhood Plan fits into the Planning System

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

2.08 The NPPG defines a Town Centre as:

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

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

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



Daffodils, Whitmore Copse

How the Rendlesham Neighbourhood Plan fits into the Planning System

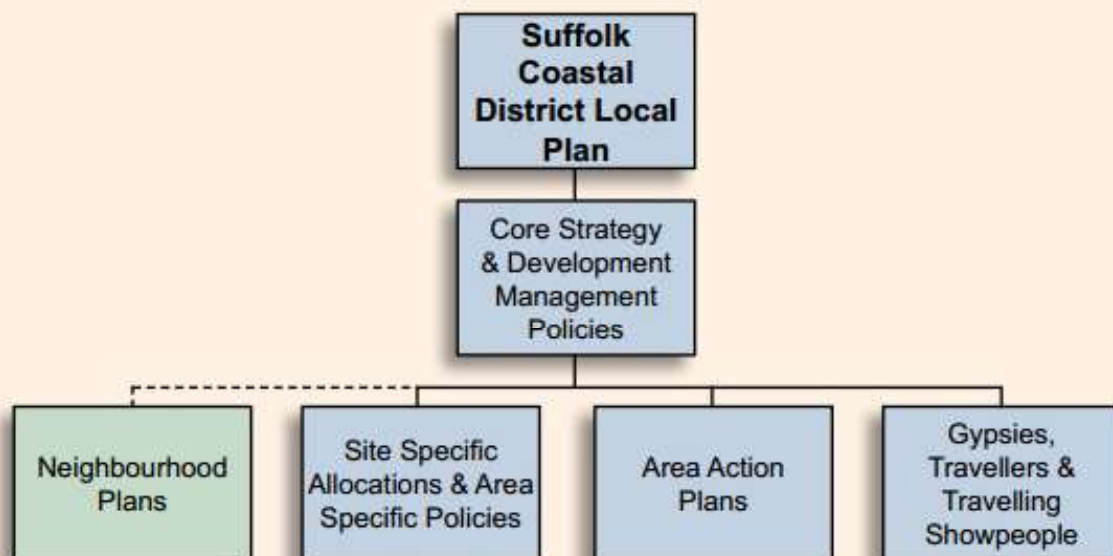
Fig 3 Suffolk Coastal Local Plan Structure

The 'new' Local Plan

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

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

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



How the Rendlesham Neighbourhood Plan fits into the Planning System

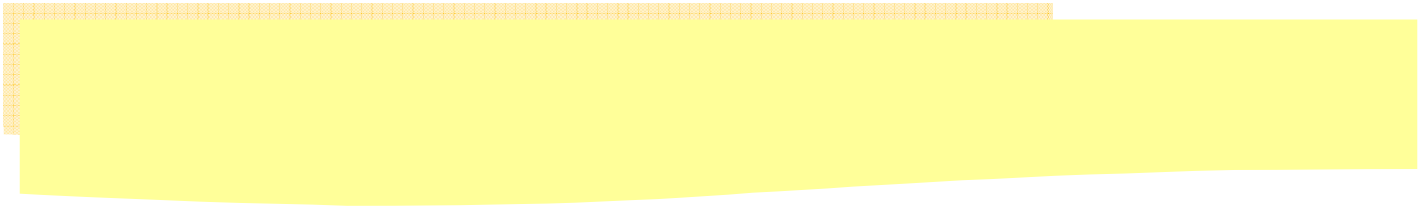
2.10 The RNP will contain policies that are in conformity with the NPPF and the SCCS. These policies will be specific to Rendlesham and reflect the aspirations of the community.

2.11 An application for the Neighbourhood Area Designation was submitted to SCDC on 8 November 2012 and consulted on between 26 April 2013 and 21 June 2013. Representations were considered and an approval decision was issued on 29 October 2013. (Appendix B)

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



Village sign



A brief history of Rendlesham

Chapter 3

Rendlesham, a royal residence...

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

A Brief History of Rendlesham

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

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

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



Rapeseed field

A Brief History of Rendlesham

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

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

A Brief History of Rendlesham

general store

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

3.18 The following is also taken from the same publication:

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

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

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

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

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

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

Rendlesham Today

Chapter 4

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

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

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

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

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



Sports Centre



Angel Theatre

Population

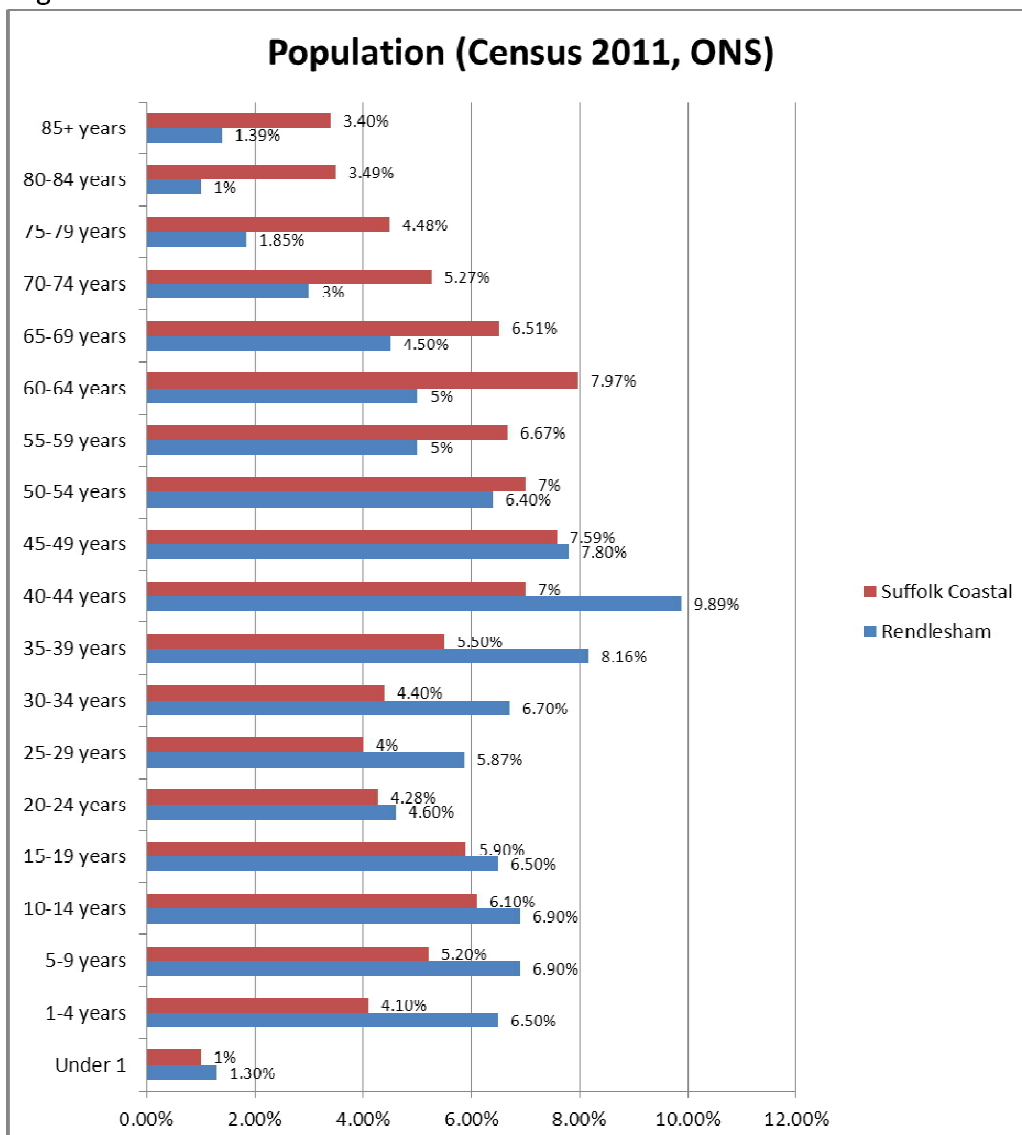
4.05 The total population of Rendlesham is 3,013 according to the 2011 Census from the Office of National Statistics. The population has nearly doubled in the past 10 years from 1,635 to 3,013, due to the increase in housing stock. The population will continue to grow; there are a number of outstanding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

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

Rendlesham has a young population, compared to other Suffolk Coastal villages (Fig 4).

4.06 In addition to the immediate population of Rendlesham, SCDC recognise that Rendlesham also serves a wider population (Fig 5) estimated at 3,708, generating a total

Fig 4



population served by Rendlesham at 6,721.

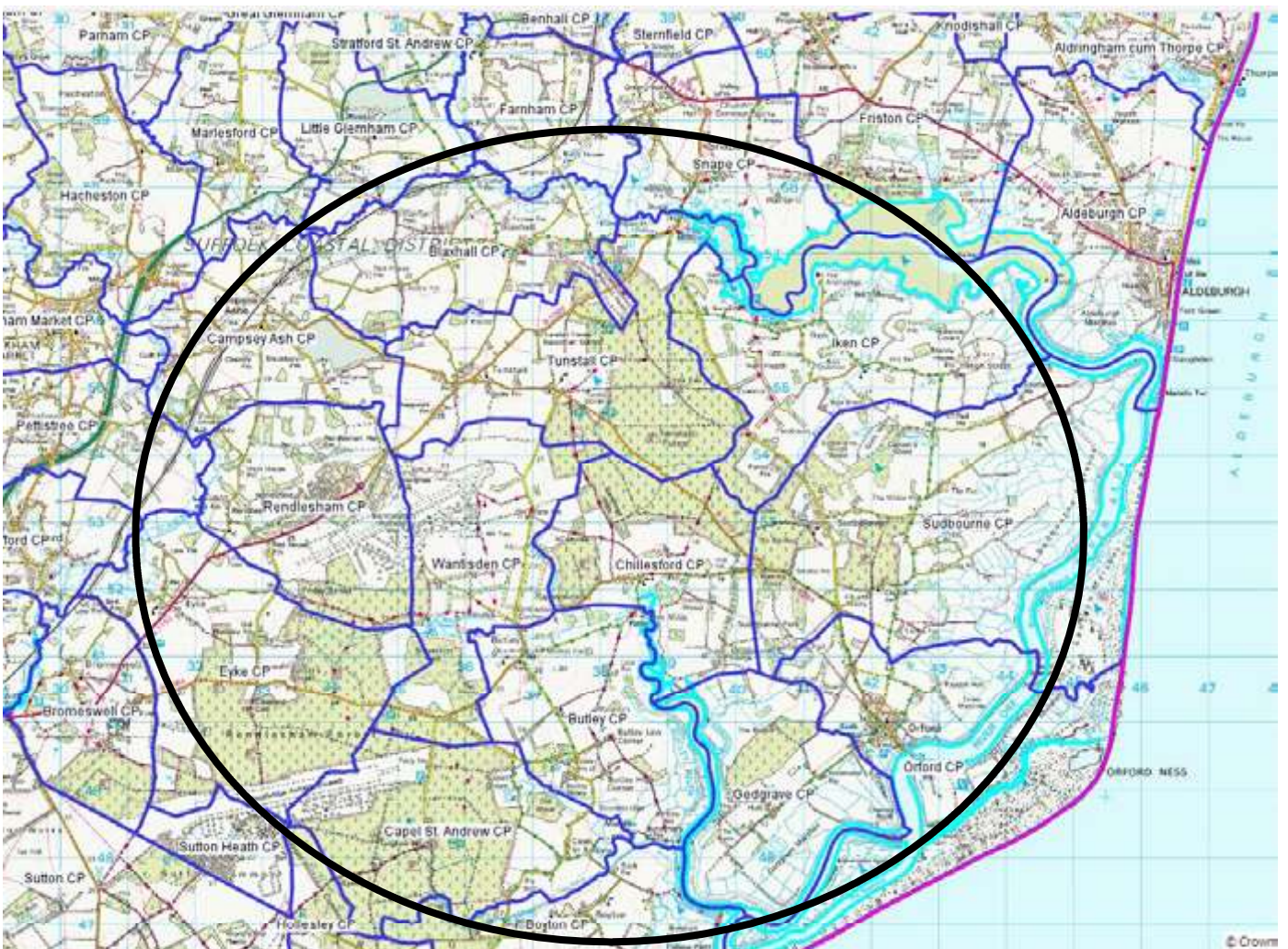
The parishes in Fig 6 are based on proximity and transport routes to Rendlesham and proximity to other District/Town Centres such as Woodbridge in conjunction with the cluster group used by the SCDC Leisure Strategy.

Population figures (2011 Census Profile)

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

Figure 6 SCLS cluster group population figures

Figure 5 SCLS cluster group



Housing

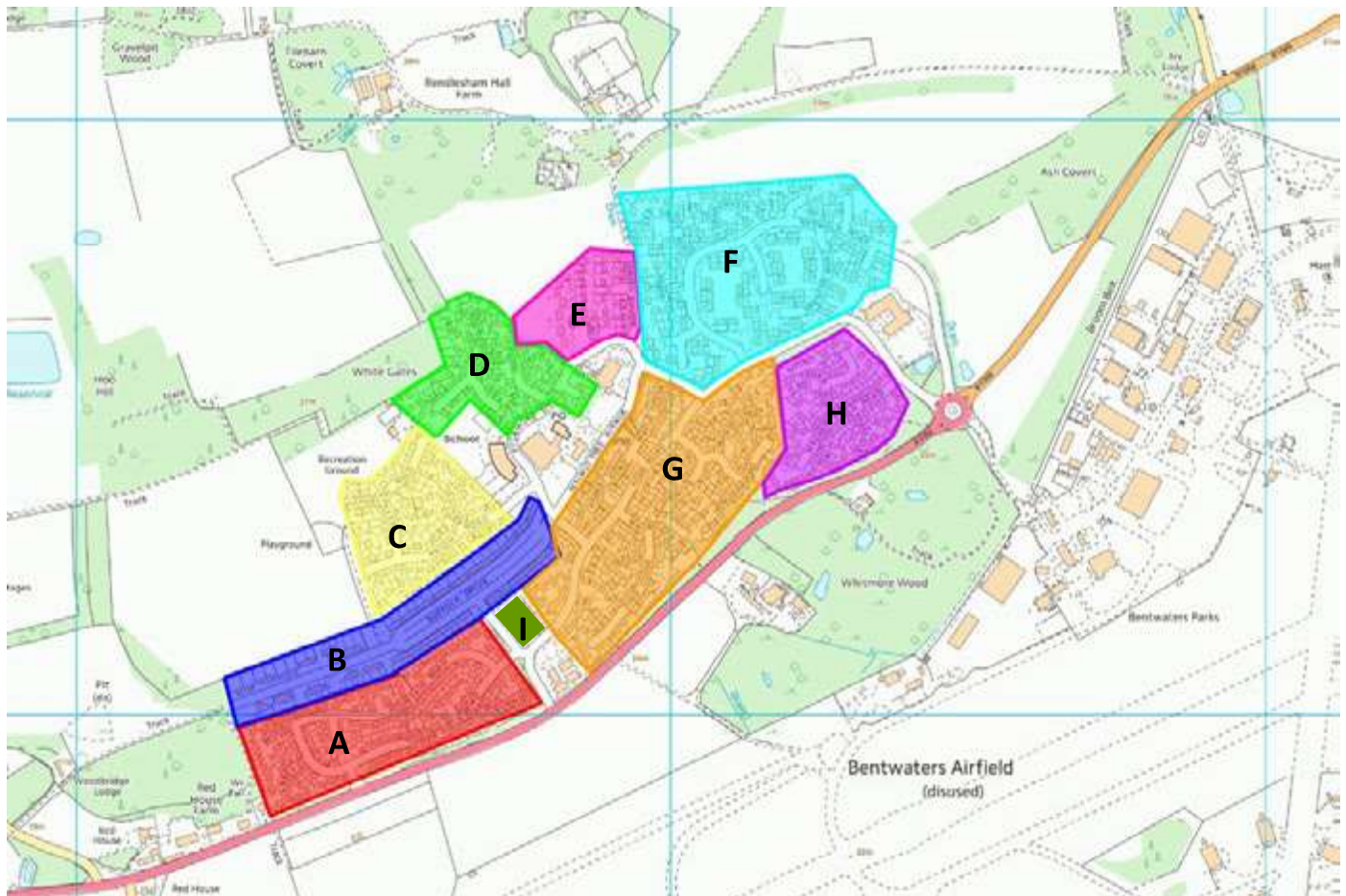
4.07 Rendlesham encompasses a high-density residential area consisting of 1,231 homes, a small cluster of older properties to the south of the parish and additional outlying properties. Rendlesham has seen significant growth in the past 10 years with an increase of 64% from the total housing stock at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

been lost since the USAF left Bentwaters and what currently exists today can be found in Appendix N.

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

4.09 Rendlesham has a diverse range of housing stock as shown in Appendix O. The way the village has developed has led to distinct neighbourhoods within the community (Fig 7) which are further explained in Appendix N.

Fig 7 Rendlesham neighbourhoods



¹ Suffolk Coastal District Council Housing Stocks, March 2011

Area of Outstanding Natural Beauty (AONB)

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

Objective

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

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

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

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

Bentwaters business park

4.12 An industrial area, of predominantly B Class uses, sited in the AONB, mainly consisting of brick built and warehouse type buildings (former USAF buildings), housing a range of businesses of varying sizes in buildings used

for a variety of purposes from agricultural storage to filming.

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

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

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

Retail and Service Provision

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

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

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

Leisure

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

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

Getting around

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

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

demonstrated through the RNP consultation that if provided, people would access services locally, taking some traffic off the roads. Fig 29—page 53 demonstrates that the majority of the population can access the District Centre by foot or bicycle within 6 minutes.

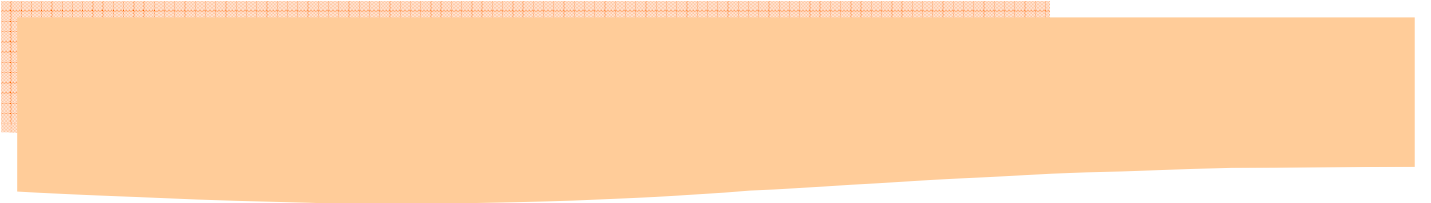
4.21 Fig 8 provides a brief analysis of facilities in key towns that can be accessed by public transport. Issues arising are the lack of public transport in the evenings and Sundays/Bank Holidays when people would like to access

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

Fig 8

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

*no buses in the evening, Sunday or Bank Holidays



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

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

opportunities and threats that Rendlesham faces.

5.03 The Strategy from the SWOT analysis is to:

- Build on the strengths. (Fig 9)
- Recognise weaknesses and address, where possible. (Fig 10—page 31)
- Take advantage of opportunities. This is what drives the strategy. (Fig 11—page 32)
- Recognise threats to the sustainable future of the parish and take steps to minimise the effects. (Fig 12—page 32)

Fig 9

Strengths

- ⇒ **A very diverse spread (age, gender and socio economic) of people who live in this area (Fig 4, RNP).**
- ⇒ **A very diverse range of accommodation, rented, owner occupied, 1-7 bedrooms. Starter homes, through to large family homes. This could be a sustainable village, if the centre had the infrastructure to support the community.**
- ⇒ **A wonderful surrounding environment. Half of the parish falls within an AONB, and contains part of Rendlesham forest, open spaces and mature trees. (Ref AONB Management Plan & Designation Plan— SASR).**
- ⇒ **Good infrastructure of cycle paths and footways within the defined physical limits (village envelope). Cycle and pedestrian shared space schemes are present in and around the District Centre. Interconnecting paths between roads reduce walking time to the District Centre.**
- ⇒ **A range of employment opportunities both within and in easy reach of Rendlesham (Bentwaters Park, Rendlesham Mews, District Centre, Rockford House).**
- ⇒ **A growing community spirit. An established and evolving community network – a Parish Newsletter, website and a growing number of new clubs and organisations. A community with aspirations for the development of more community activities (Figs 25, 26, 28, 30).**
- ⇒ **Support for the RNP from the District Councillor, County Councillor, Suffolk Coastal MP and European MEP as well as Suffolk Coastal District Council and Suffolk County Council.**

Weaknesses

Fig 10

- ⇒ The Master Plan for Rendlesham has not achieved the aspirations and expectations of the people who live and work in Rendlesham. While housing has increased, local facilities have been lost (the Sports Centre and the Angel Theatre and Conference Centre) see Chapter 3: 3.20.
- ⇒ Erosion of the District Centre to housing (see pages 43-44).
- ⇒ Lack of investment in terms of retail infrastructure in the District Centre. (Figs 24 & 27).
- ⇒ Facilities and opportunities within Rendlesham are not adequate for Rendlesham to be a sustainable village (Fig 24 & page 50: 8.23).
- ⇒ There are specific areas in Rendlesham that contain unused *public buildings* and areas of neglect. These are recognised as Key Facilities in the SCCS. The facilities are there but not available for use and are under threat.
- ⇒ Lack of access and physical obstruction to the surrounding countryside to the north from Rendlesham as identified in the consultation event held March 2013.
- ⇒ Lack of safe pedestrian and cycle access to the District Centre from Friday Street, Rendlesham Mews and Old Rendlesham (Chapter 12: Economic Development).



Community improvements to the entrance to the Village Square.

Opportunities

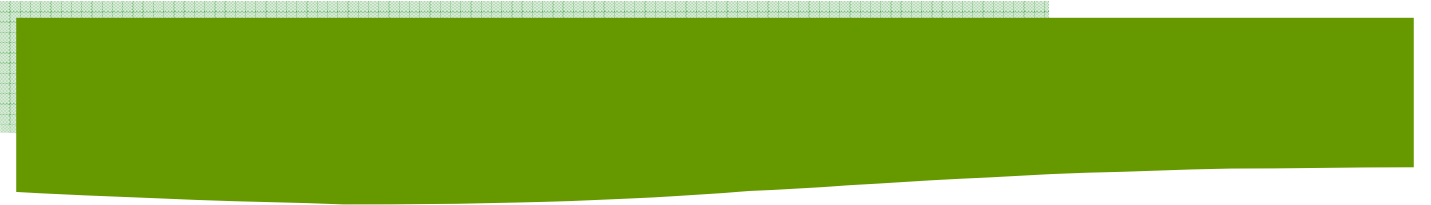
Fig 11

- ⇒ **A community that is motivated to work towards planning a better future evidenced through the application for Neighbourhood Plan status and the attendance and participation at consultation events.**
- ⇒ **To create a District Centre that will provide the leisure, educational, retail and community infrastructure to support a growing community (SCCS).**
- ⇒ **A village school with the capacity to accommodate the primary school age population of Rendlesham, recognised by Suffolk County Council through their commitment and investment to provide a temporary classroom and their future investment in the extension of the school building.**
- ⇒ **As a Key Service Centre and designated District Centre in the SCCS, Rendlesham has been identified as being strategically significant for the surrounding hinterland parishes in the SCCS.**
- ⇒ **The potential open space and community value of the village green (Fig 34).**
- ⇒ **The Localism Act 2011 – registration of the currently unused public buildings as Community Assets.**
- ⇒ **25% funding (uncapped) from the Community Infrastructure Levy (CIL).**

Threats

Fig 12

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



6.01 Consistent feedback from all the consultation events (ref Consultation Statement) has been that infrastructure facilities/services are not adequate to support the current population as evidenced in the Household Survey (March 2013, ref Chapter 8). It is therefore central to the future-proofing of Rendlesham to first look at the District Centre, as outlined in the SCCS (SP9 and AP159, Appendix E) to help fulfil the vision for Rendlesham. The facilities that would help create a sustainable village should be planned in the expectation of an increase in population and give those businesses that are reliant on footfall the opportunity to be in the centre of the village. The District Centre facilities/services will have much wider benefits by also serving the surrounding parishes. (Figs 5 & 6—page 24)

What will this Plan cover?

6.02 This Plan will:

- Define the physical boundary of the District Centre.
- Identify the mix of land uses that will take place within the District Centre.
- Set the principles for sustainable transport and access in relation to the District Centre.
- Designate the Village Green as a Local Green Space.
- Set the principles for sustainable housing growth outside of the District Centre to be

allocated through the SCDC site allocation process.

- Set the principles for the economic wellbeing of Rendlesham.
- Set the principles for the key environmental and traffic issues raised.

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

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

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

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

What this Plan covers



Shops in the village square



Community Centre

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

and develop the District Centre as a community resource to provide for a sustainable future.

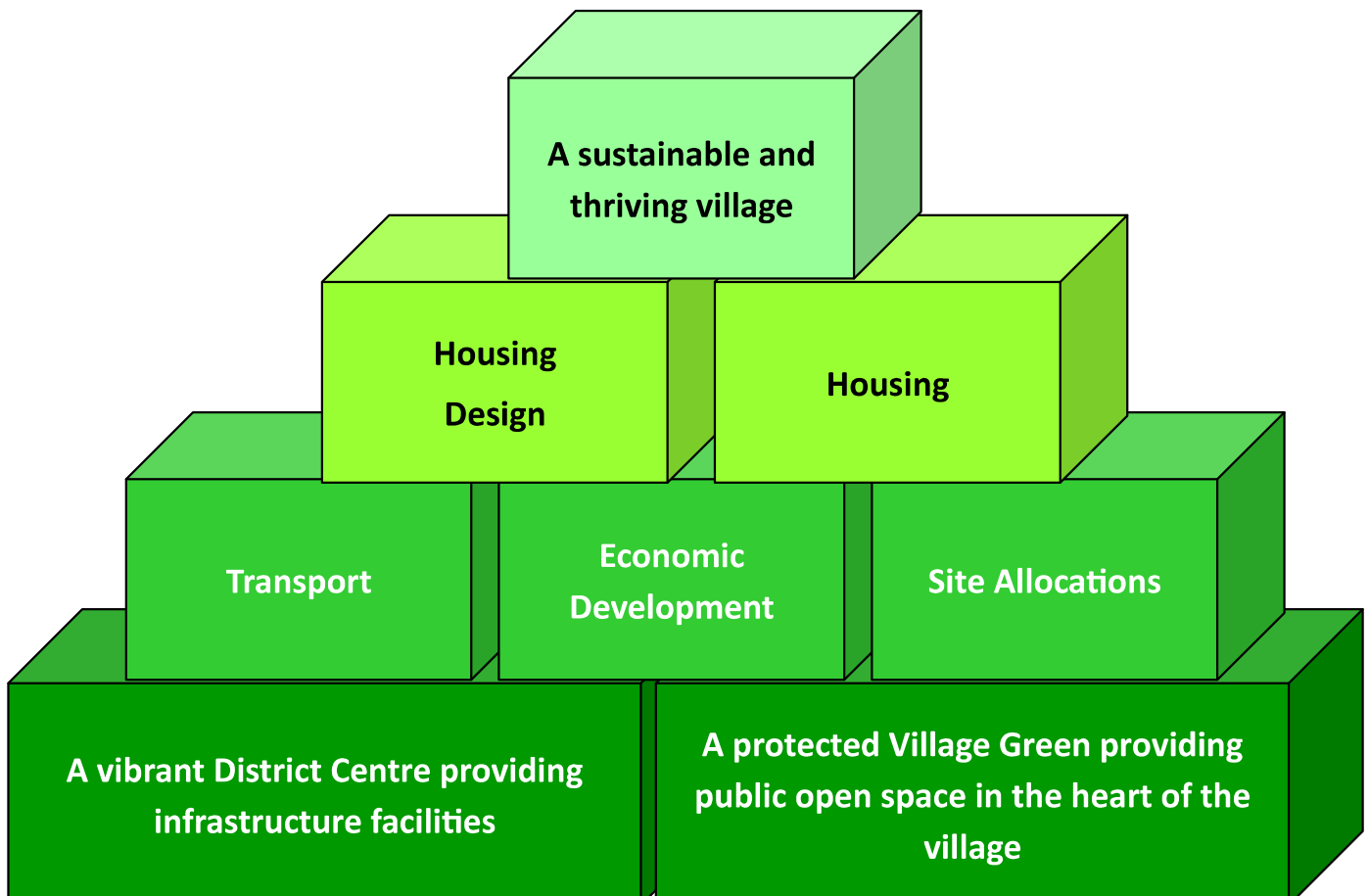
6.05 There are a range of issues and options that need to be addressed by the RNP, but the Neighbourhood Plan Team, having looked at all the evidence, are persuaded that the District Centre is of crucial importance to

the future sustainability of the village.

Following on from that, the policies of the RNP relating to the District Centre are fundamental to all other policy areas.

Fig 13

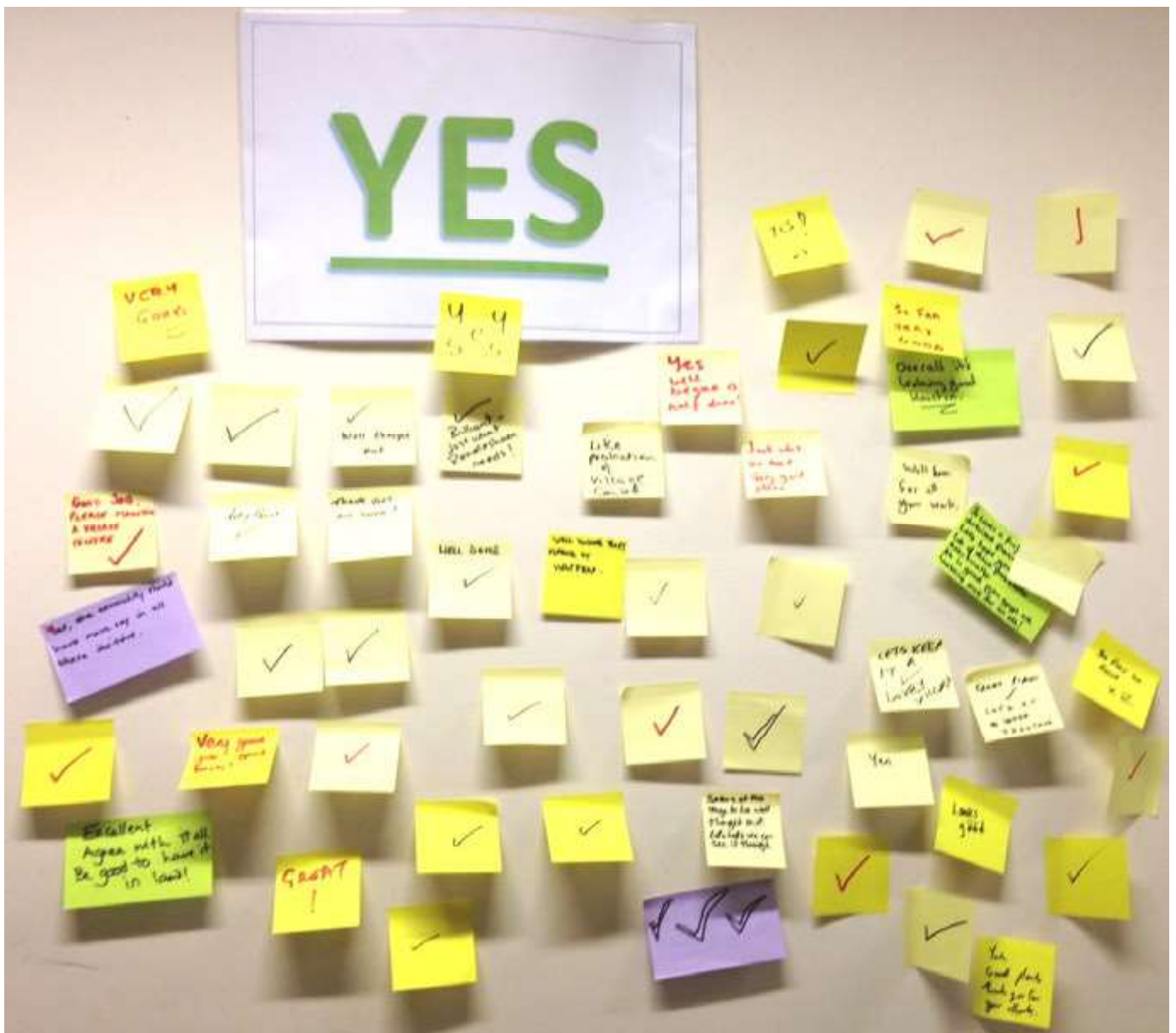
The building blocks for a sustainable Rendlesham.



Consultation

- 6.06 The RNP has been developed through extensive consultation with the residents, business and landowners of Rendlesham, and other stakeholders.
- 6.07 The ‘Consultation Statement’ provides an overview of the consultation that has taken place. This Consultation Statement meets

the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.



Consultation feedback on support for the emerging Neighbourhood Plan

Our Vision - Rendlesham in 2027

Chapter 7

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

- 7.01 The **Vision** sets out what the people of Rendlesham wish their parish to be like in 2027. The Vision is distinctive to Rendlesham and derives from the analysis of the comprehensive consultation carried out with stakeholders, which in turn has shaped the objectives and the policies set out in this RNP.
- 7.02 The original vision of the parish when it was identified for growth through AP159 and AP160 of the former Suffolk Coastal Local Plan (SCLP), and through the marketing material produced by the developer, has not been fully realised (see fig 14—page 39). It is therefore timely to revisit those original



Our Vision - Rendlesham in 2027

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

District Centre

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

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

- Community
- Education
- Retail
- Leisure

7.05 These activities and services will promote:

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



Fig 14 The original Master Plan vision: '520 new homes with outstanding community facilities'

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

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

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

Our Vision - Rendlesham in 2027

Community

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

donor sessions, amateur dramatics and an annual pantomime.

Education

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



Our Vision - Rendlesham in 2027

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

Retail

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

Leisure

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

Summary

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

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

(See Appendix L)

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

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

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

8.01 The following objectives come directly from the community. The evidence is based on the issues raised by the local community and an analysis of existing provision in Rendlesham (Appendix N) and access to provision (Fig 8—page 28). These gave a clear remit that, to support the existing community and to enable sustainable growth for the village, additional infrastructure needs to be in place, or at the least, the opportunity for it to be provided.

Objective 1

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

8.02 The NPT held a number of consultation events (detailed in the Consultation Statement) at which issues were raised. These issues were collated and resulted in a further public consultation event in March 2013 to look at the options available. At the same time, a more detailed household survey was carried out presenting the issues and options with a view to seeking feedback and comments from all residents. Separate questionnaires were given to businesses; youth questionnaires were sent to children and young people in the village aged 8 years and over.

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

8.03.01 National Planning Policy

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

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

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

NP Planning Policy

8.04 Through the RNP, planning policy will be created that safeguards the District Centre designation and activities that will take place within that designation. The maps on pages 44 & 45 demonstrate the erosion of the centre of the village since 2003. This land is key in providing the opportunity for infrastructure.

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

The District Centre

Change of land-use in the centre of the village to housing

Fig 15

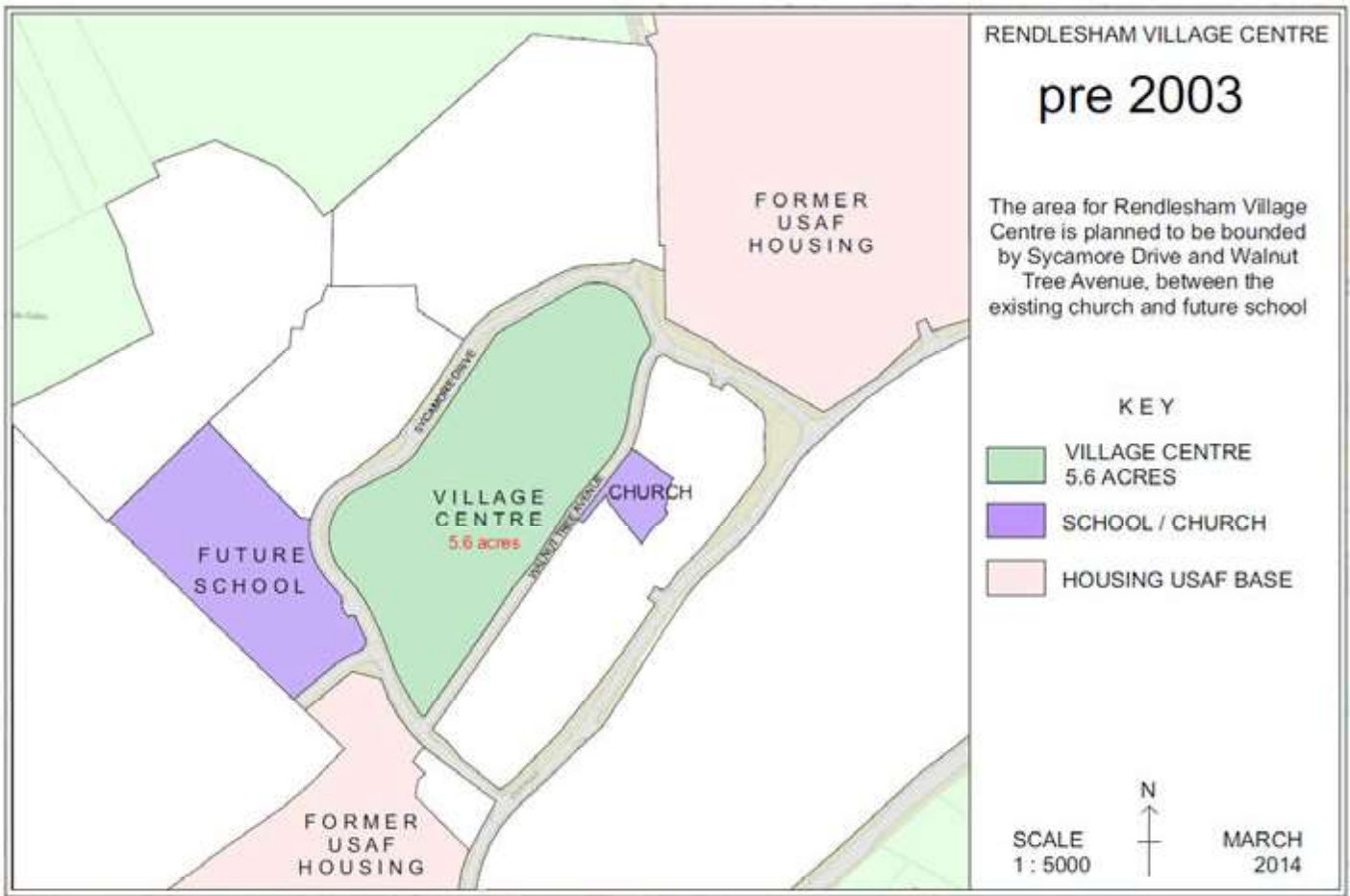


Fig 16
Aerial view of the District Centre, July 2014

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

The District Centre

Change of land-use in the centre of the village to housing

Fig 17

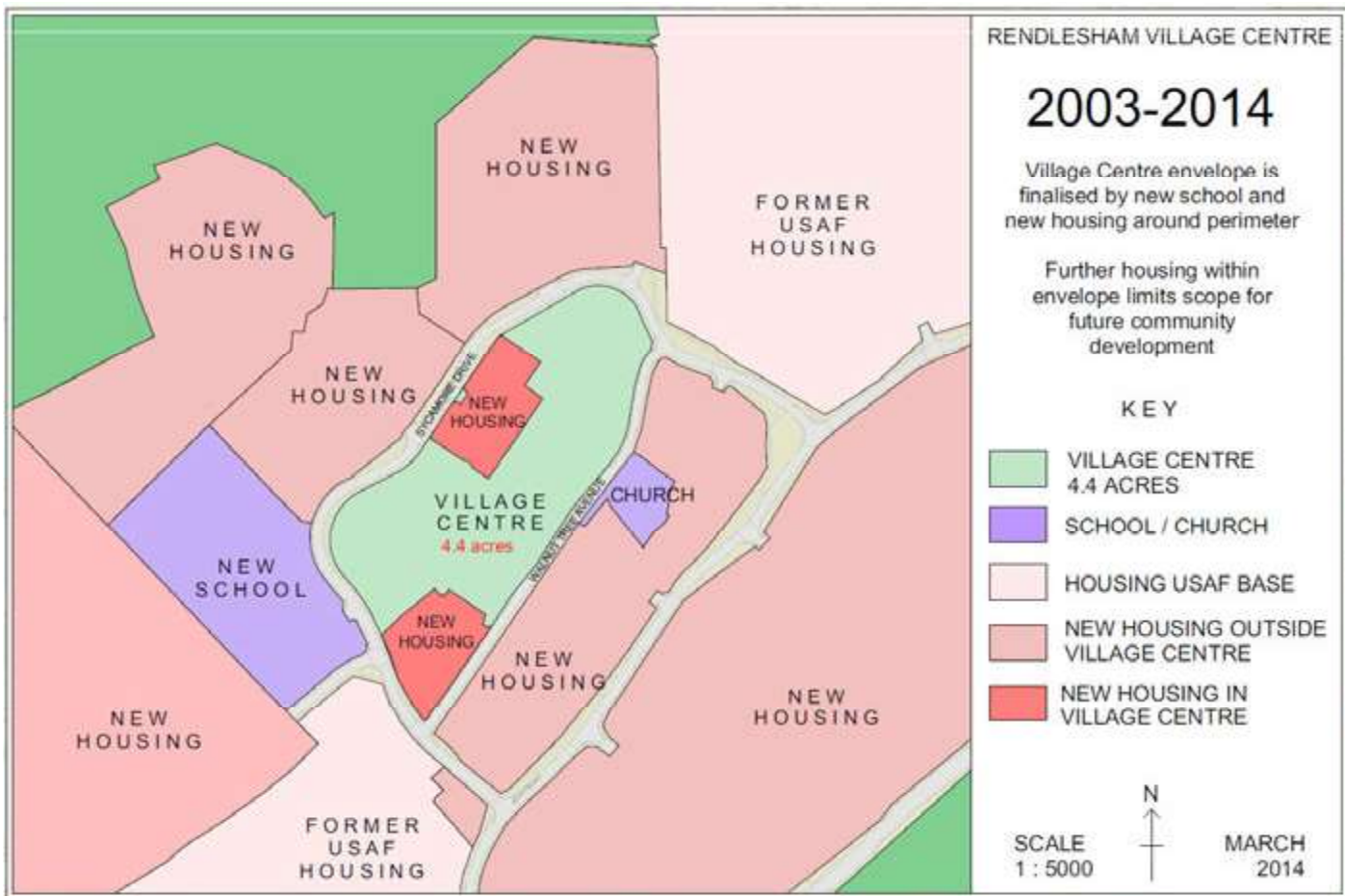


Fig 18
Aerial view of Rendlesham with District Centre highlighted

The top 10 infrastructure needs identified were:

- 1) More sports & leisure facilities (82.09%)
- 2) More retail (77.81%)
- 3) Improved telephony services (incl broadband) (74.17%)
- 4) Library (61.65%)
- 5) More primary school places (61.01%)
- 6) Larger community centre (49.6%)
- 7) Children’s play facilities (48.02%)
- 8) Improved road access (42.31%)
- 9) Upgraded mains drainage (41.84%)
- 10) Upgrade the mains water pressure (40.73%)

Objective 1a

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

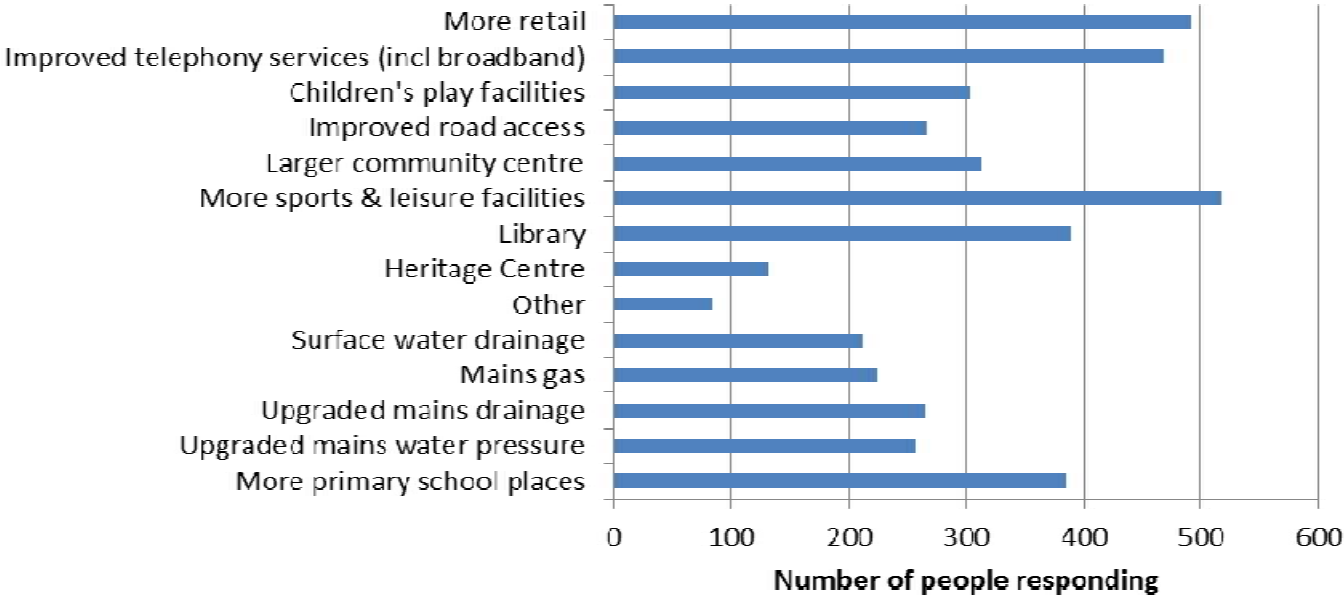
8.05 Building on the SCCS (July 2013), which designates Rendlesham as having a District Centre, the Parish Council consulted on what this may mean in terms of a defined area.

Taking into account the following, the proposed ‘District Centre’ and its purpose was consulted on:

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

Fig 19

What additional infrastructure is required to support additional housing development?



The District Centre Designation Map

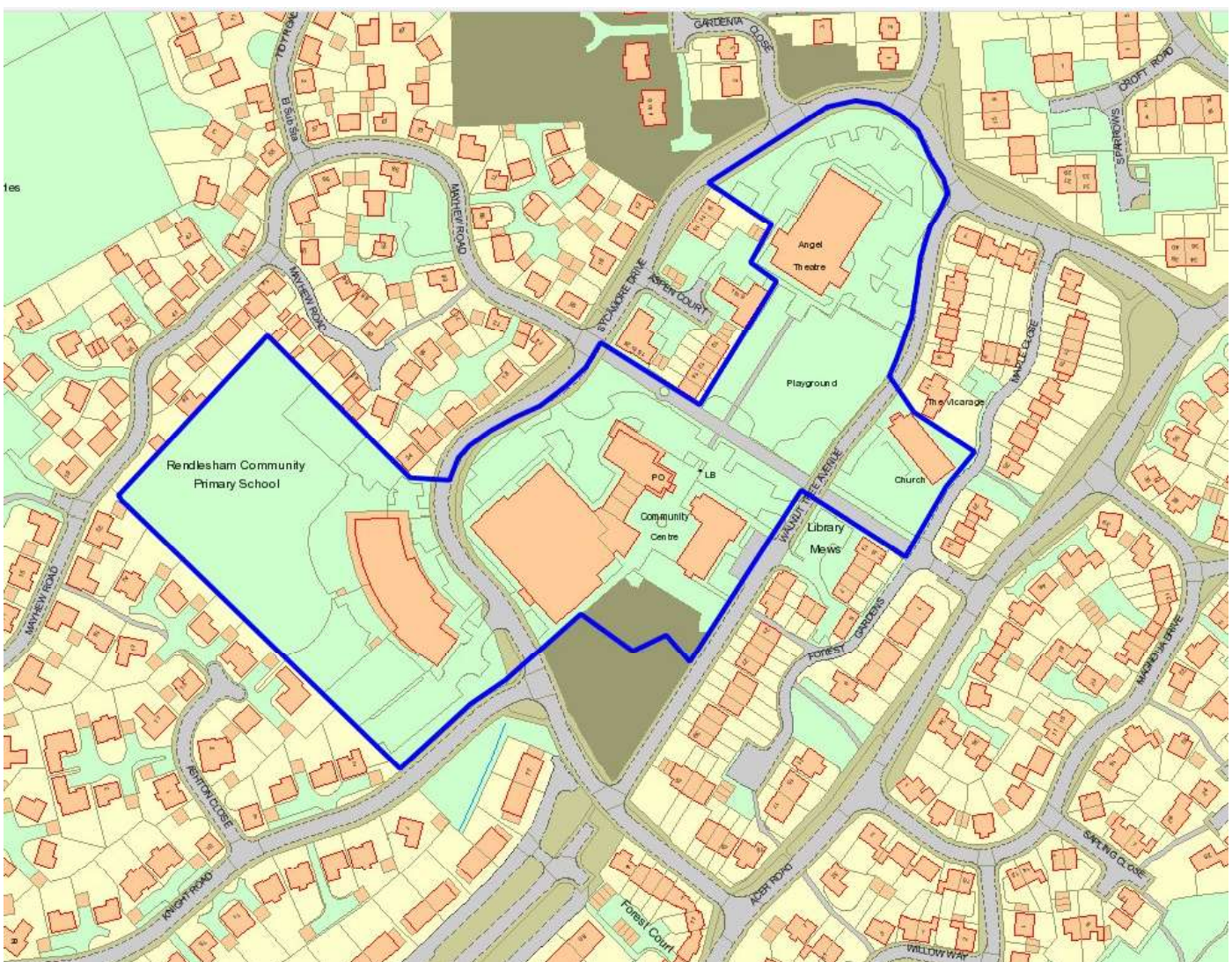
8.06 There was significant objection by residents to the proposal to housing in the District Centre (Ref: Consultation Statement) however, it is recognised that opportunities may exist if the residential development maintained and enhanced the existing or established employment, leisure, education, retail or community uses and the future needs thereof. Fig 23—page 49 shows the identified need of m² floor space for the future leisure and community aspirations .

The District Centre

8.07 The area defined by the blue line of Fig 20 is designated as Rendlesham District Centre.

8.08 The District Centre encompasses:

- Rendlesham Primary School
- St Felix Church
- Sports Centre (closed)
- Existing shops
- Community Centre
- Angel Centre (Theatre) (closed)
- Village Green (currently in private ownership)



Key ——— District Centre

Fig 20 District Centre designation

- Car parks
- The Angel Centre and the Sports Centre, both currently in private ownership, are Listed as Assets of Community Value under the Localism Act 2011 (Appendix F) and as Key Facilities* in the Suffolk Coastal Local Plan. Both buildings are classed as Public Buildings under Part 1, paragraph 2(2) of the 2010 Building Regulations (SI 2214) **

8.09 As a result of the consultation and the evidenced need (Appendix H, Figs 25-28 pages 51 –52, Figs 30-31 pages 54-55) additional infrastructure is required in the District Centre.

8.10 93% of people responding to the District Centre designation question supported the safeguarding of the District Centre with the purpose of retaining and improving additional retail, leisure and community facilities. Education has also been included in the District Centre designation following the outcomes of the Neighbourhood Plan consultation, which identified the need for additional primary school places and the importance of the primary school within the community (Fig 32—page 58).

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

RNPP1

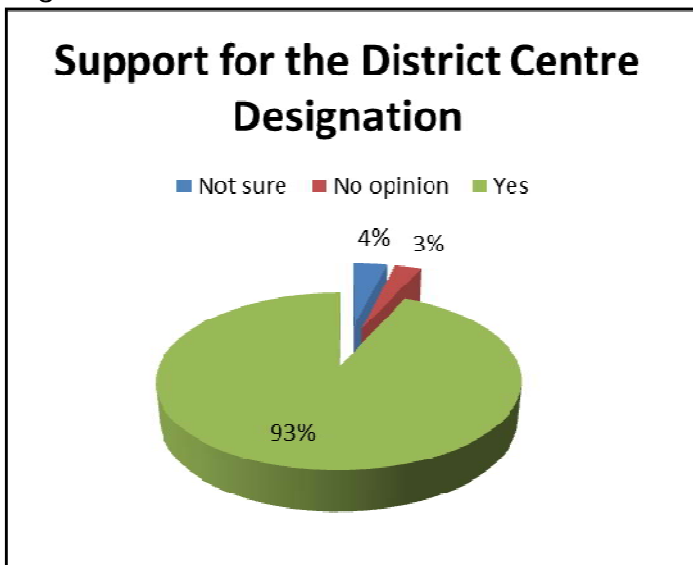
In the Rendlesham District Centre (as defined in Fig 20) the emphasis will be on maintaining or enhancing those uses and services the community has identified.

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

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

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

Fig 21



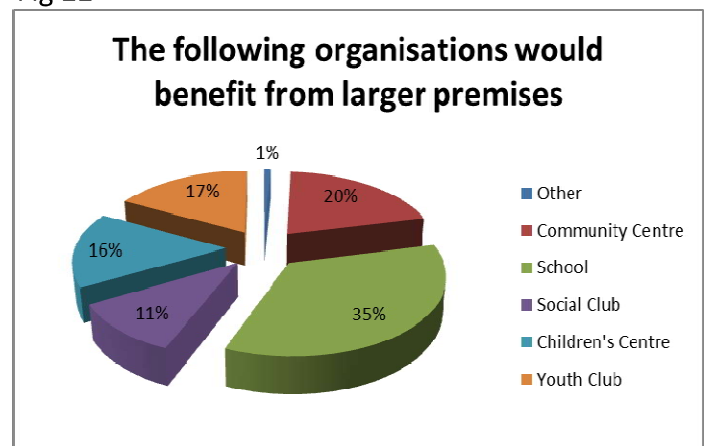
8.11 At least half of the top 10 facilities/services, listed below, and evidenced in the Household Questionnaire would be expected to be provided in a District Centre:

- More sports & leisure facilities (82.09%)
- More retail (77.81%)
- Library (61.65%)
- More primary school places (61.01%)
- Larger community centre (49.6%)

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

fund provision and the County Council and Suffolk Libraries would need to be confident of real community support for a joint use building, in terms of funding and usage. Appendix H provides an assessment of the m² required for the activities and services reflecting the community aspirations. These are summarised in Fig 23. Provision for all the leisure requirements could be met through the reuse of the Sports Centre and Angel Theatre buildings (Ref: Angel Centre and Sports Centre Business Plans).

Fig 22



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

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

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

8.14 The provision for a larger community centre will be required to accommodate existing activities as well as taking forward the future needs identified in this Plan (Figs 22-28 pages 48-52, 30-31 pages 54-55 and Appendix H).

Objective 1b

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

8.15 As a Key Service Centre, Rendlesham has the potential to embrace economic growth. The question was asked ‘how important is it that the following businesses should be encouraged into Rendlesham?’ The results in Fig 24 confirm that the community supports the economic growth of the village, however,

Fig 23 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

there were priorities in the type of business needed.

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

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

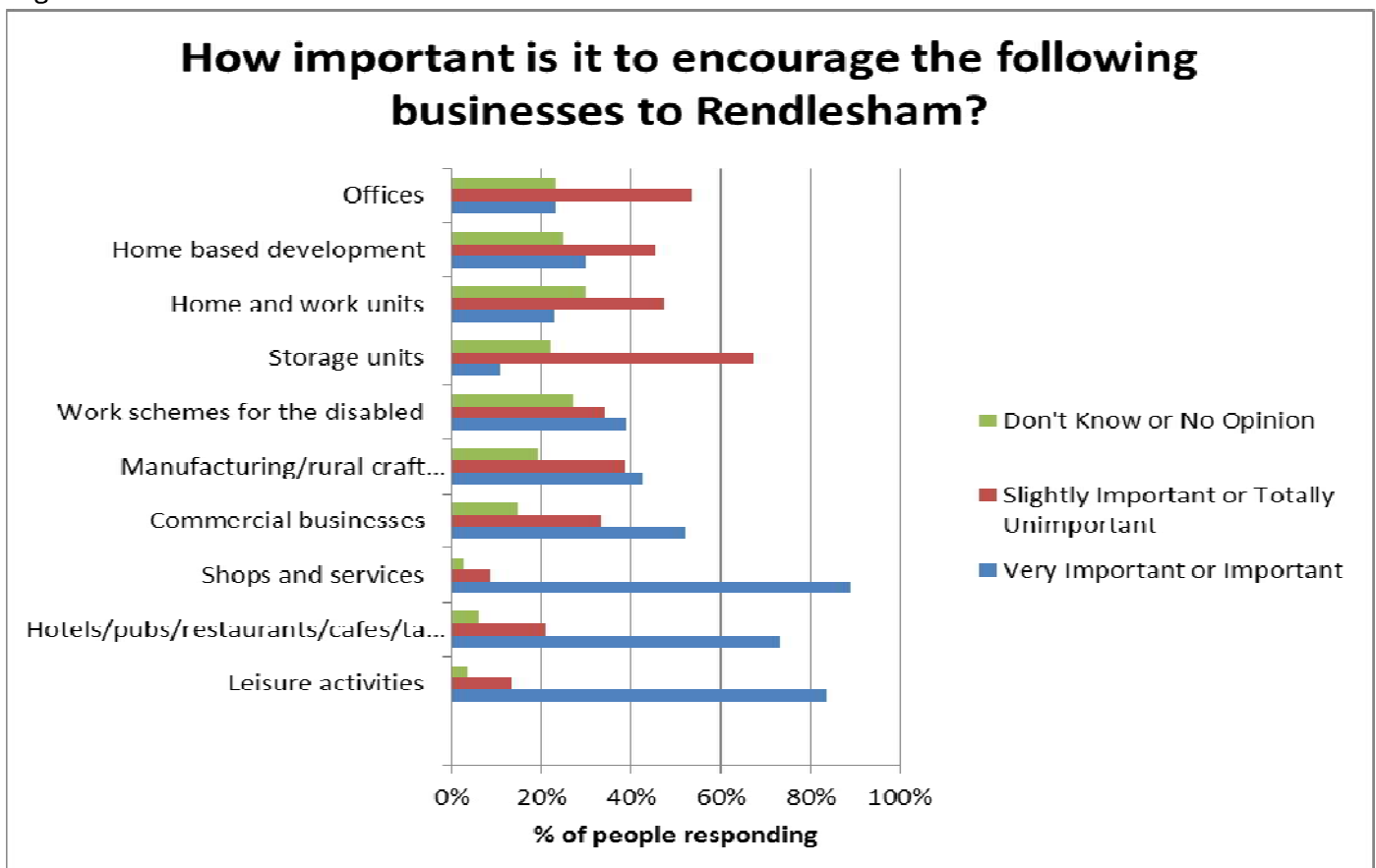
8.17 In creating a village hub in the District Centre, opportunities for growth of community, leisure, education and retail facilities exist. These results support the District Centre

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

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

8.18 Residents were asked to identify how important it was to have the following additional services in Rendlesham (Fig 27). The shops and services consulted on were drawn from feedback at previous consultation events.

Fig 24

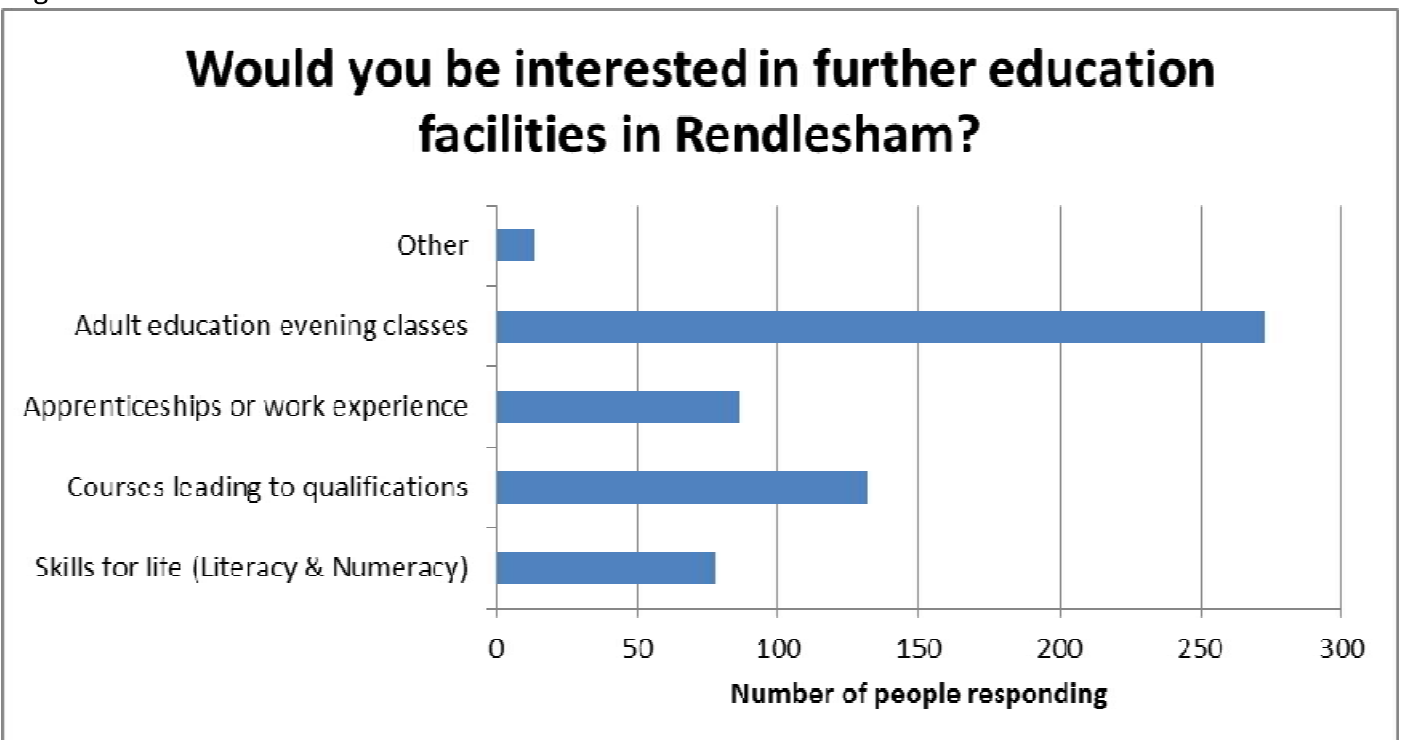


Objective 1c

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

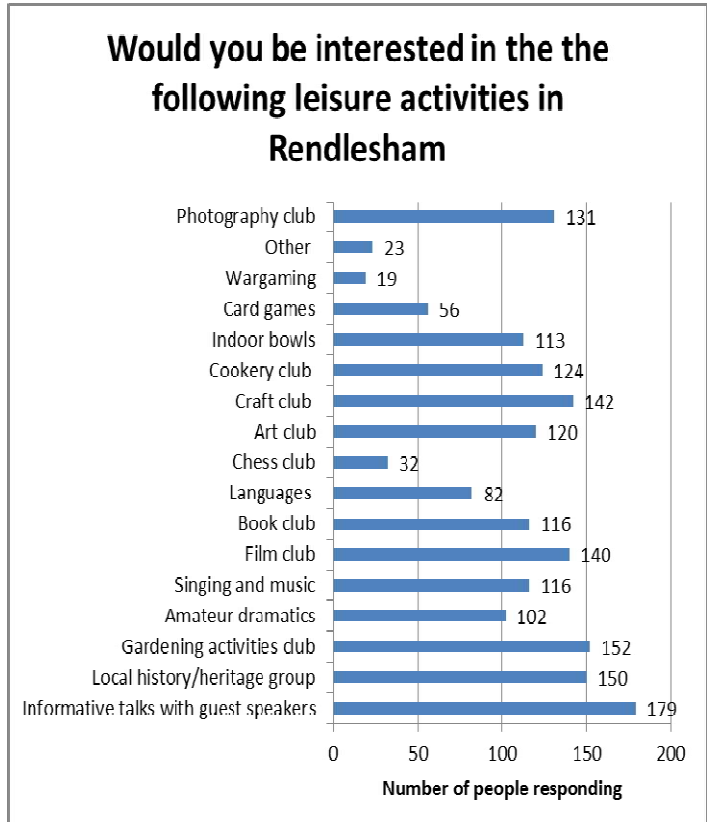
8.19 The responses give clear evidence of the need for additional shops and services in the village, the majority of which should be located in the District Centre because of their nature and the accessibility of the District Centre. Accessible services within the District Centre will reduce the need for journeys by car to access services in the towns of Woodbridge, Saxmundham, Leiston and Framlingham.

Fig 25



8.20 Planning permission has been granted for the conversion of the existing community centre to a supermarket, subject to the existing users of the community centre being found

Fig 26



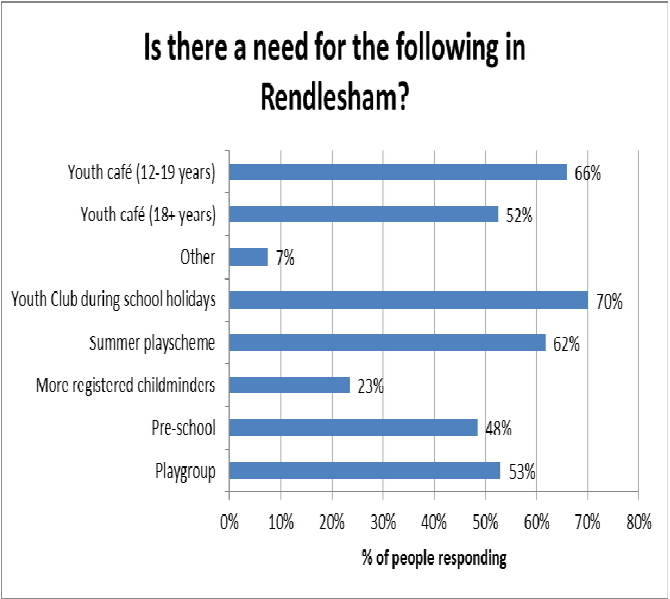
alternative premises. The granting of this permission is the first stage in the provision of additional retail facilities in the village.

8.21 The policy relating to the District Centre has been created to ensure the viability and sustainability of Rendlesham as a Key Service Centre for the life time of this plan and beyond. To ensure this happens the District Centre needs to be looked at in the context of how the population of not only Rendlesham but also that of the wider villages will grow over the next 15+ years. The growth in housing will bring funding through the Community Infrastructure Levy (25% uncapped) to help provide these additional

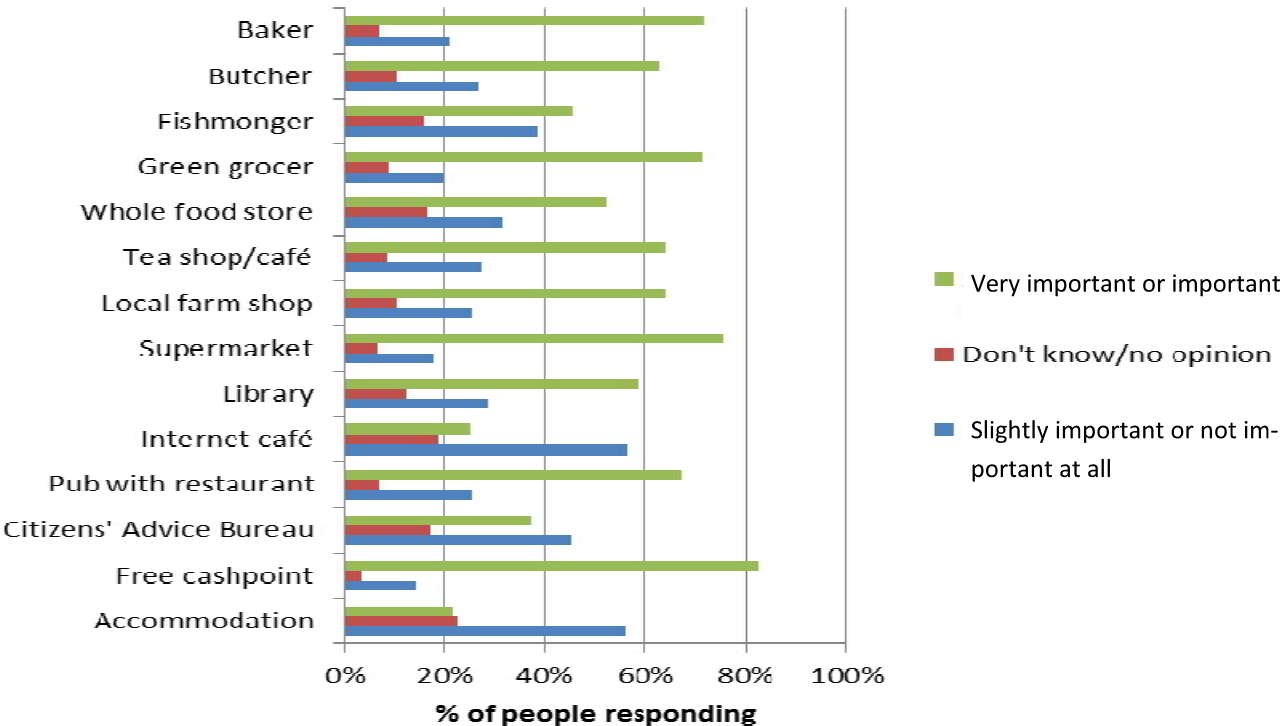
Fig 27

facilities (Appendix H). It is therefore important that Rendlesham looks to the future and its Vision (Chapter 7), and plans to ensure that sustainable growth in all areas is achieved.

Fig 28



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



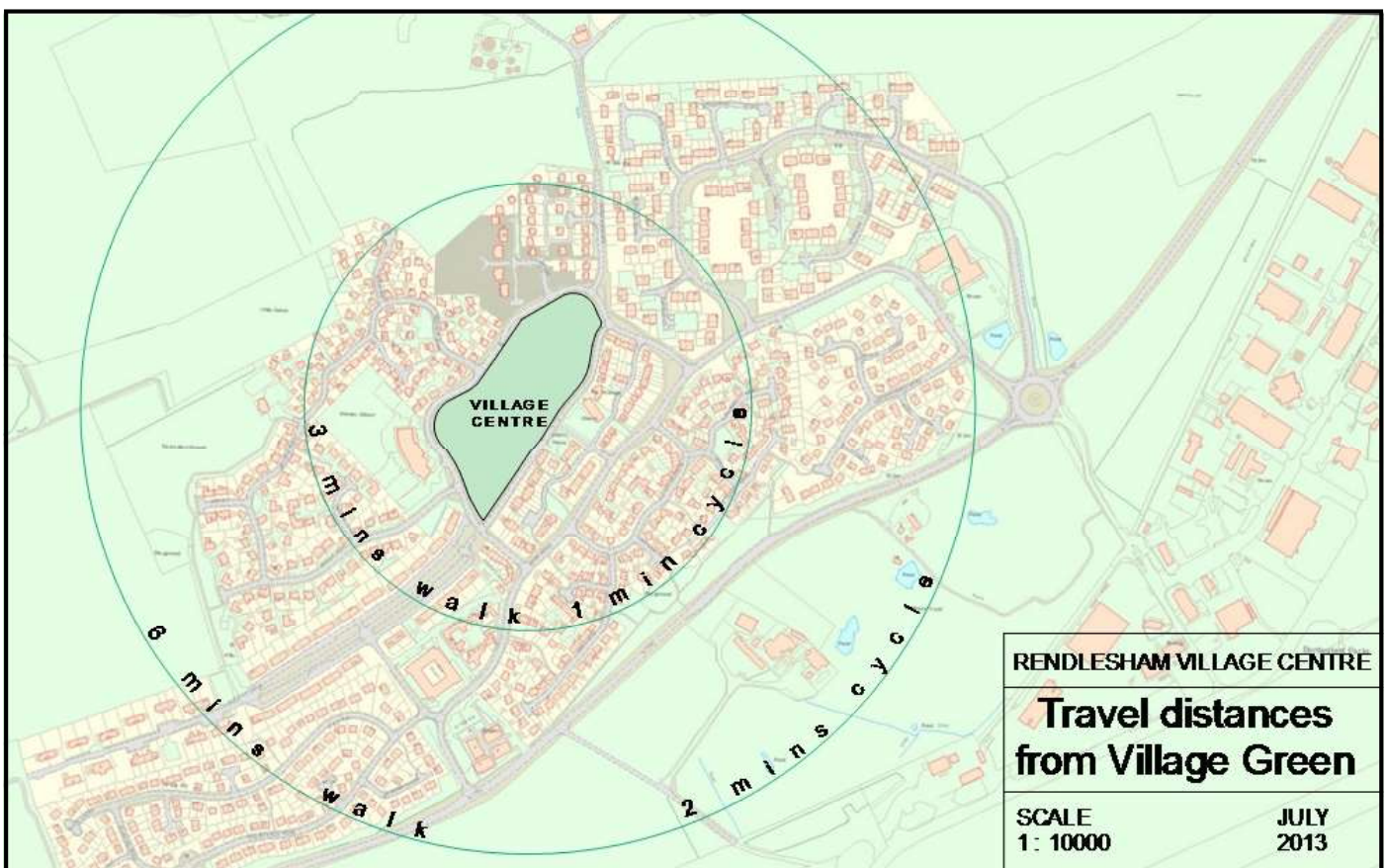
8.22 The ingredients for a thriving community go beyond just homes and people, they will include the activities that take place within that community, including the physical structures (buildings) that enable these activities to take place; these are the things that provide the essence of community cohesion.

8.23 The evidence in Figs 23-28, 30-31 (pages 49—52 and pages 54—55) shows that there is a need for a range of further activities, particularly leisure facilities for children and young people, adult education and leisure pursuits for adults. It also shows that there is a demand for the provision of further education facilities in Rendlesham. Access to activities

which take place outside of Rendlesham is restricted for people during the day and impossible in the evenings for those relying on public transport.

8.24 Fig 26 (page 51) show the level of interest in a range of leisure activities if they took place in Rendlesham. The capacity in existing community buildings for these activities to take place is not sufficient on a medium or long term basis. There are limited available suitable premises, with or without the appropriate storage facilities, within Rendlesham for these activities to take place. It is anticipated that, whilst the numbers in Fig 26 reflect those residents in Rendlesham wishing to take part, in reality these facilities/

Fig 29



Objective 1d

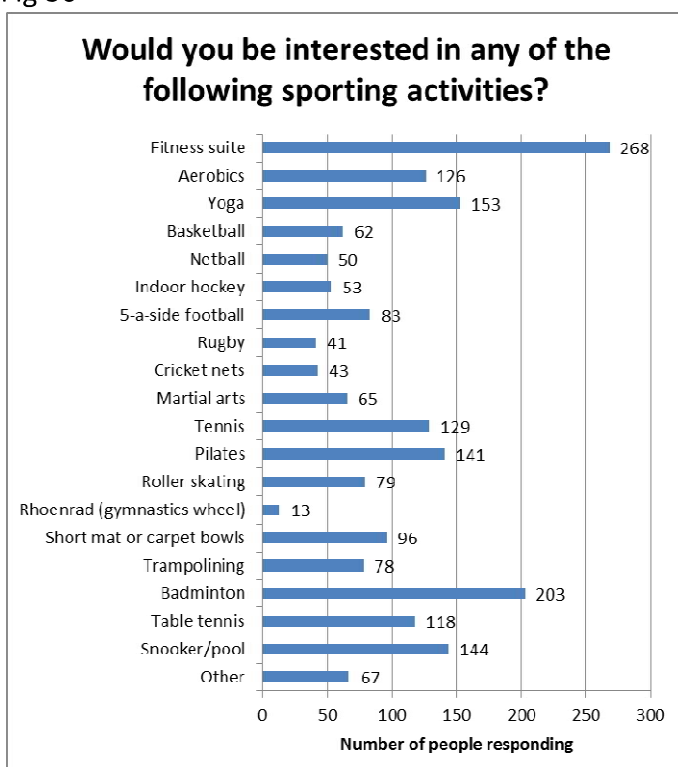
To encourage the uptake of sports/fitness/leisure/wellbeing activities in the village by providing facilities that are open for all to use, including those living and working in the wider area.

clubs would serve a much wider area, potentially within a 10-15 mile radius at a minimum as provision of these activities is non-existent or limited. (Appendix F).

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

8.25 Whilst village halls are identified as important local venues for providing access to sporting and leisure facilities, there is no detailed data of what activities are actually delivered *in* the

Fig 30



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.

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

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

Objective 1e

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

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

Suffolk Coastal.

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

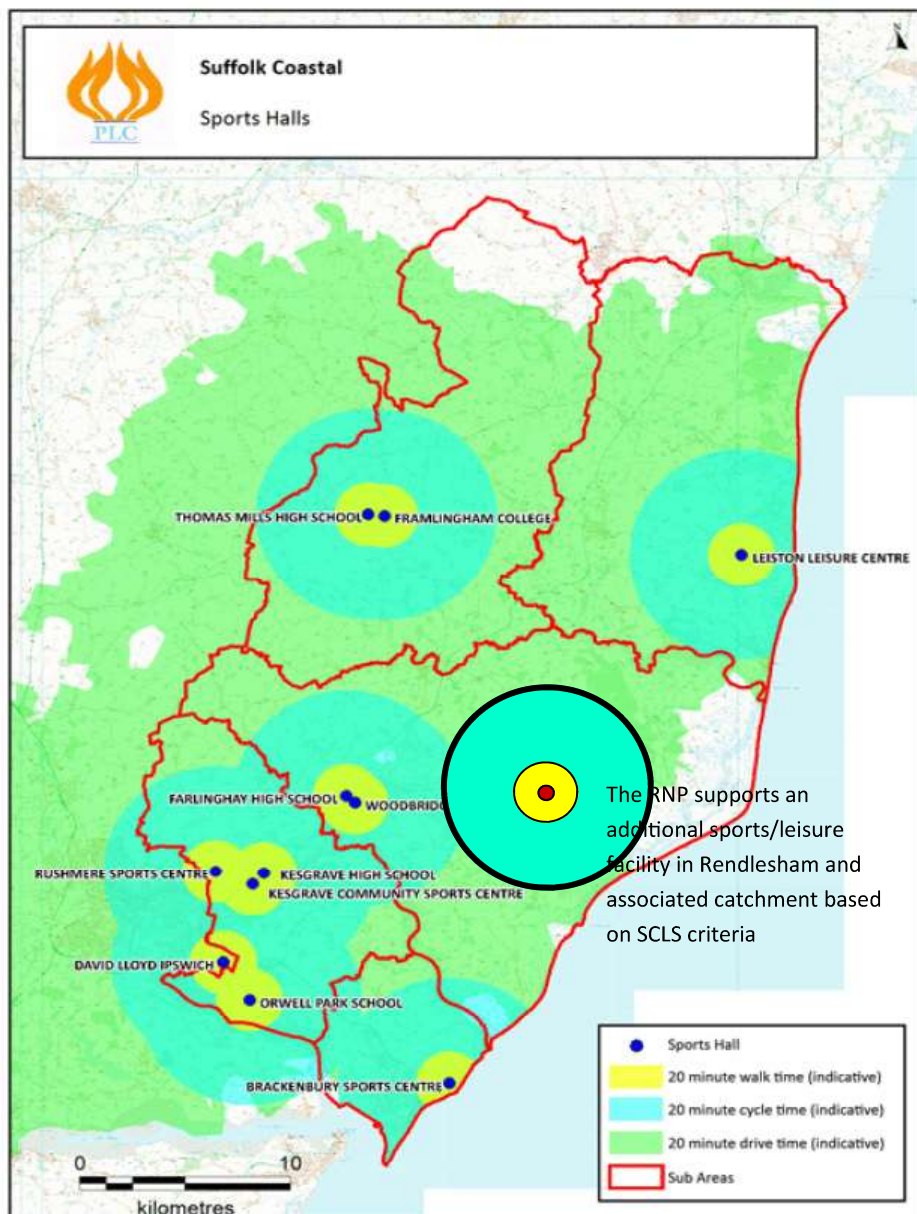
8.30 The RNP supports the provision of a sports/

leisure centre in Rendlesham would help fulfil the shortfall that exists on the east coast where people have a 20+ minute drive to a facility. It would offer a sustainable venue

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

8.31 There are very few suitable premises, with or without the appropriate storage facilities,

Fig 31 Identification of additional sports/leisure facility



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increasing the number of people who would be within a 20 minute cycle time by approximately 8,000—10,000 (see Fig 31—page 55). This would provide a central venue in the Woodbridge District and also increase the number of sports halls to 3 to serve a population of 128,112 (134,000 in 2027). See Fig 31—page 55.

within Rendlesham for some of the indoor activities in Fig 26 (page 51) to take place and no suitable premises for the top 2 sporting activities (Fig 30 page 54) to take place.

Whilst the numbers reflect the residents in Rendlesham wishing to take part: these facilities/clubs, as recognised by the SCLS, would also serve a much wider area, with a 10-15 mile radius at a minimum. (Appendix F)

8.32 It is anticipated that outdoor activities could take place on Jubilee Park (a recreation ground with a small pavilion with changing rooms), the indoor activities would be best suited in facilities in the District Centre where suitable premises could be provided, adding to the ‘hub’ environment and atmosphere being promoted in the District Centre.

8.33 The health and wellbeing of the community is a main driver for the RNP. Access to local facilities can increase participation in sports. Creating links with the primary school to provide sporting facilities, particularly indoor

team sports facilities, can encourage young people to take up sports they would otherwise not have access to.

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

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

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

“Sport and leisure play a positive role in many people’s lives. It is valued in its own right for the friendship, fun, challenge and enjoyment it brings, and it also has the power to change communities and help places thrive.

Developing sporting opportunities will help us to achieve stronger, more prosperous and cohesive communities, as well as improving

health, tackling obesity and transforming the lives of young people by giving them new skills.” Jennie Price, Chief Executive, Sport England.

8.36 If the aspirations of the community are achieved through the RNP then provision needs to be made both in the District Centre and through new housing developments, to enhance the provision of sustainable means of transport to the District Centre. Currently approximately 90% of people living in Rendlesham are within a 3-10 minute walk of the District Centre (Fig 29—page 53) which

could be enhanced by the provision of adequate infrastructure such as dropped kerbs and cycle racks. Well maintained footways encourage people to travel by foot, cycle or mobility scooter to access facilities in the District Centre.



Transfer of Jubilee Park to Rendlesham Parish Council

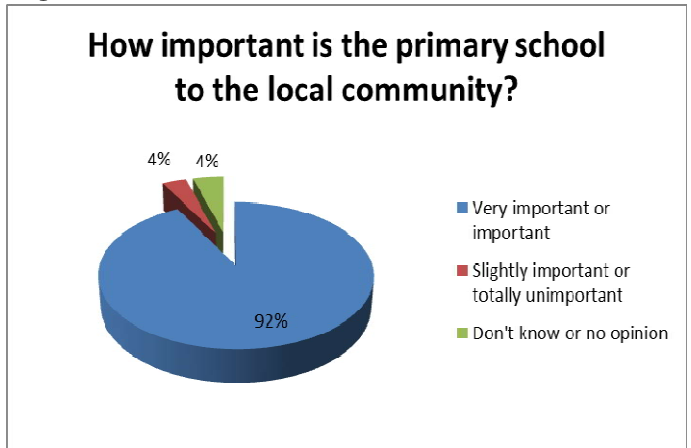
Objective 1f

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

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

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

Fig 32



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

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

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



Rendlesham Primary School



The Village Green

Chapter 9

Objective 2

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

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

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

The designation should only be used:

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

Fig 33 Map highlighting the Village Green



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

9.04 The land has been used for community events but could be enhanced further under the ownership of RPC. Residents were asked how they would like the Village Green to evolve over time (Fig 34).

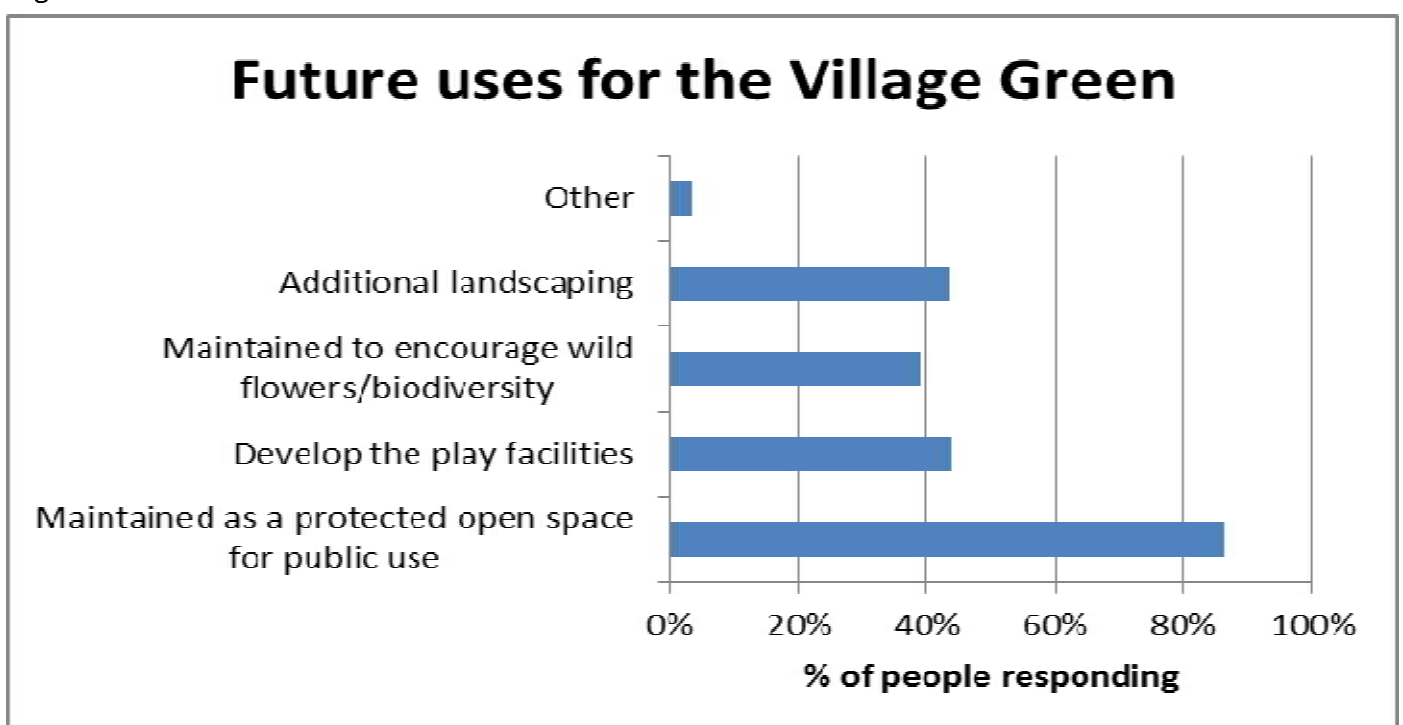
Objective 2a

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

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

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

Fig 34



Objective 2b

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

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

RNPP2

The Rendlesham District Centre Local Green Space (as defined in Fig 33— page60) will not be built on other than in very special circumstances, because of its close proximity and its special and local character to the community it serves.

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

The Local Green Space will be retained as a community open space.



The Village Green

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

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



Play area on the Village Green

Objective 3

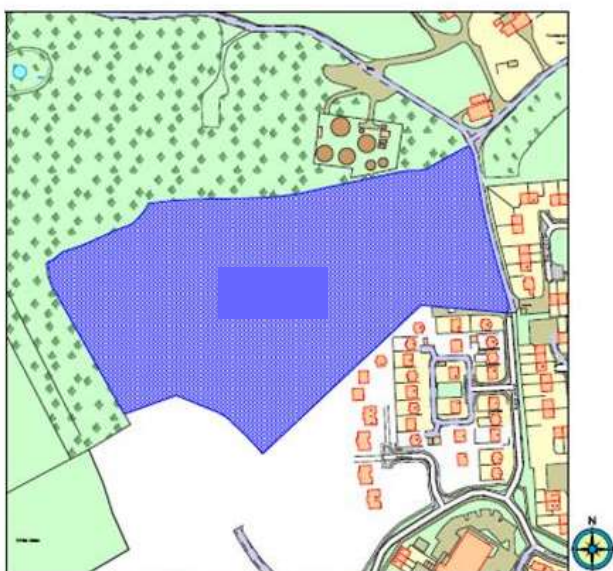
To ensure that adequate land for housing is provided for sustainable growth to meet the needs of future generations and enable the provision of affordable housing.

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

Housing Growth

10.01 There are existing determining factors that identify Rendlesham as an area for further growth. An existing allocation in the SCLP (Fig 35), allocation as a Key Service Centre, designation as a District Centre; both

Fig 35 - Outstanding allocation: land to the west of Garden Square



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

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

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

- 10.04 One of the purposes of the household questionnaire was to identify suitable sites for future housing and community facilities. Areas extracted from the SCDC SHLAA Report 2012 were put to residents for their comments. This information will now feed into the Suffolk Coastal SHLAA.
- 10.05 The feedback was conclusive. All the sites put forward in the Pre-Submission document received support of varying levels, however, it was felt, with the exception of the existing site allocation (Fig 35—page 64) that the sites should be of mixed use, low housing density, with larger sites incorporating green spaces, landscaping and have provision for community uses such as woodland, recreation and allotments.
- 10.06 Because of the evidence of settlement in the parish extending back to late prehistoric times and extensive settlement in Roman and Anglo Saxon times, requirements will need to be placed upon individual developments at the planning application stage to ensure that detailed evidence is collected and excavation is carried out as required as set out in chapter 11 of the NPPF.
- 10.07 *‘Good design is not just about how the development looks but also how it works.’* (SCCS, 2013). The RNP will create the basis for good design, layout and landscaping to provide the best possible quality of life for those who will live there and those who live adjacent to the sites, to minimise the impact of any new housing coming forward in the SCLP.
- 10.08 Housing should be guided by the principles identified in this NP and have regard to DM22 of the SCCS. Schemes that encourage first time buyers and ‘accessible’ homes, also called ‘Lifetime Homes’ will be encouraged to enable Rendlesham to retain a diverse and healthy community.
- 10.09 Consultations with the current residents of Rendlesham have shown that there is a proven need for community, retail, education and leisure infrastructure or the provision of land in the District Centre for these to be provided using CIL contributions. The infrastructure to support the existing village, as well as any future growth, is seen as key to any future housing growth.
- 10.10 In conclusion, the potential for Rendlesham to encompass housing growth exists. However, the objectives and policies contained within the RNP are intrinsically linked and are fundamental to the future determination of number of houses permitted.

Objective 3a – Type and Design

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

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

10.11 From the responses received (Fig 36) it becomes clear that the majority would like to see small family homes built for people with a local connection. Following on from this, there is a desire to see homes for couples, the elderly, people with disabilities young people and single people. The category with the least support (with the

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

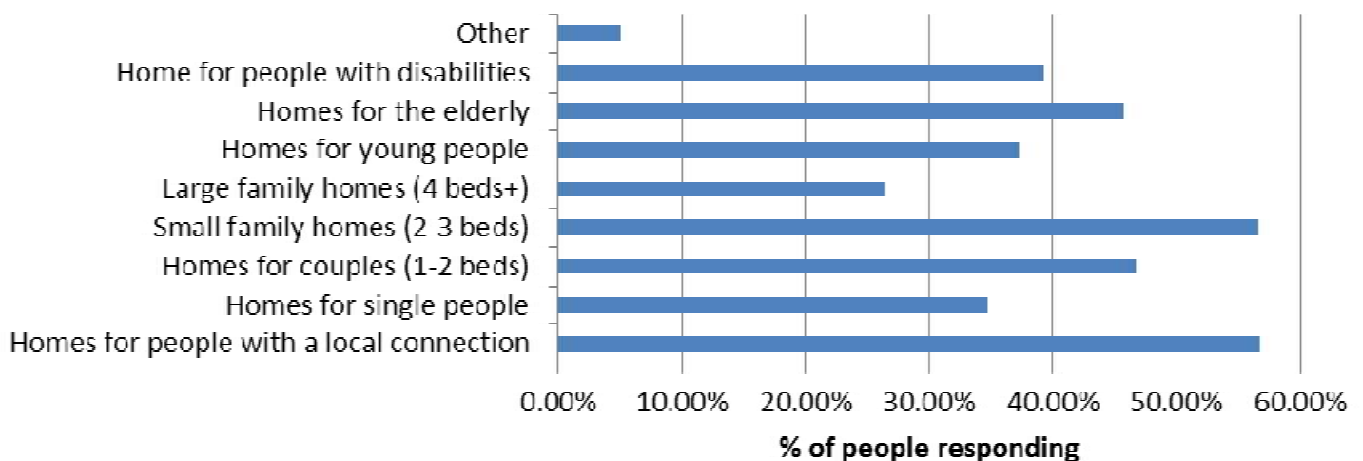
10.12 The type of housing people feel is needed is generally a mixed housing scheme but with emphasis on semi-detached dwellings and bungalows. Also identified is the desire for affordable housing (through a housing association) and sheltered housing with less emphasis on flats/apartments, maisonettes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

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

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

Fig 36

Who should new housing be built for?



Objective 3b – Density

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

Appropriate housing densities are essential on development sites to enable well designed schemes that will take forward the objectives in the RNP and the provision of amenity land.

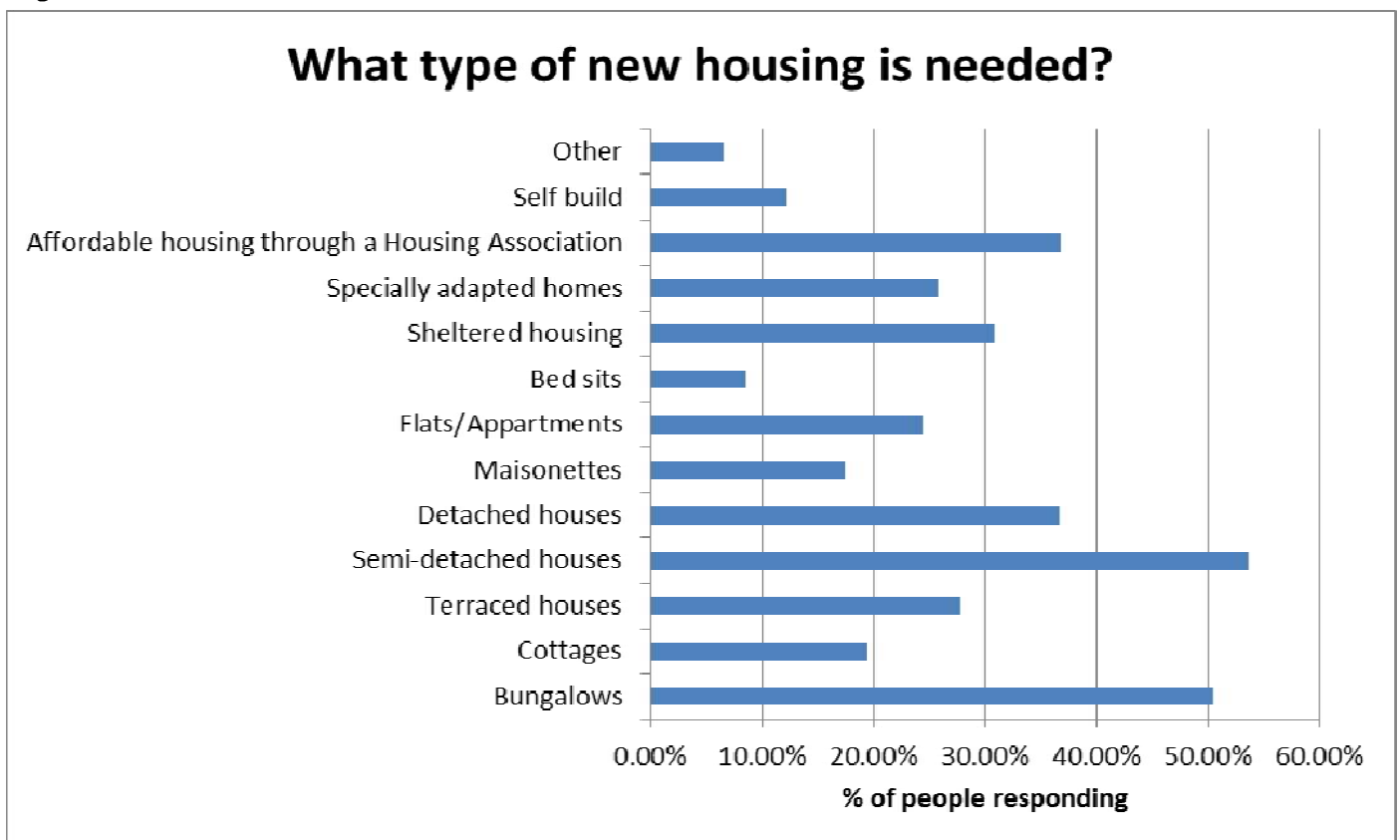
as well as the elderly. A mixed housing of 1-3 bed homes also meets the need for the provision of homes for local people (56.76%), as affordable housing schemes provide housing for local people in perpetuity.

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

Housing Design

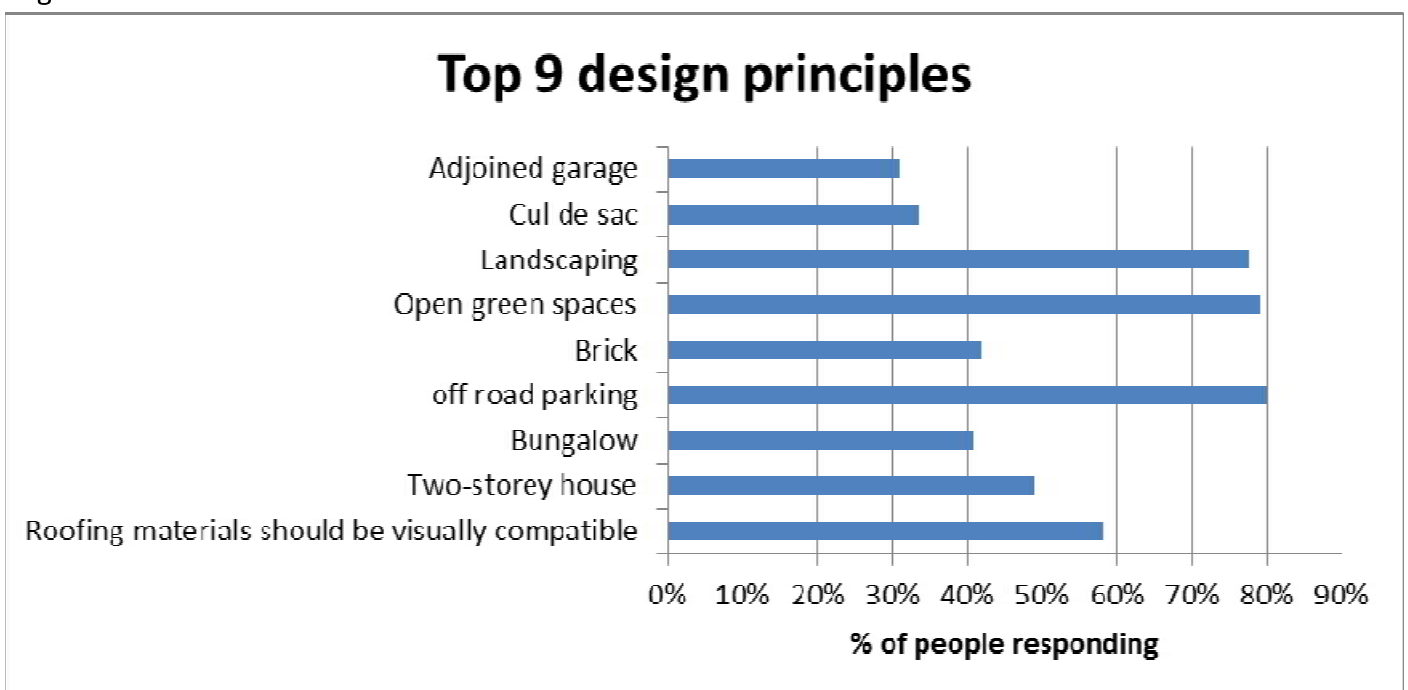
10.14 Rendlesham has a wide mix of housing which has evolved over the years, partially as a legacy from the MOD era and more recently as 65% new housing growth over the past 10 years. This has resulted in a variety of housing types and housing design layouts. With this in mind, residents have identified the ‘best’ practice for Rendlesham culminating in the Rendlesham Top 9 Design Principles (Fig 38—page 68).

Fig 37



- 10.15 Housing density should be commensurate with the objectives in the RNP to ensure well designed schemes that provide open green space, amenity land and meeting space within the street layout. (Appendices A and O).
- 10.16 One of the problems identified is on-road parking, particularly where vehicles park half on/half off the road. This causes road crossing hazards and obstruction to pedestrians, pushchairs and anyone with mobility issues as well as giving the street scene a very cluttered appearance. To prevent this occurring in any future housing development, the road layout should incorporate sufficient off road parking for the householder plus on road parking in the form of landscaped parking bays.
- 10.17 SCC currently considers parking provision through adopted Parking Standards (Suffolk Advisory Parking Standards- 'SAPS'). These standards are due to be withdrawn in the near future, to be replaced with new guidance. The SAPS, allied to the NPPF (paragraph 39), will be the guide by which parking proposals will be judged, and the mechanism by which this Plan's policies on parking will be implemented. The SAPS will be based on best practice and data on car ownership levels.
- 10.18 Open green spaces and landscaping should be incorporated to avoid an urban appearance and contribute to the aesthetics of the village and its rural location.
- 10.19 Street scenes play an important part in any housing development and the following have

Fig 38



Objective 3c – Street Scene

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

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

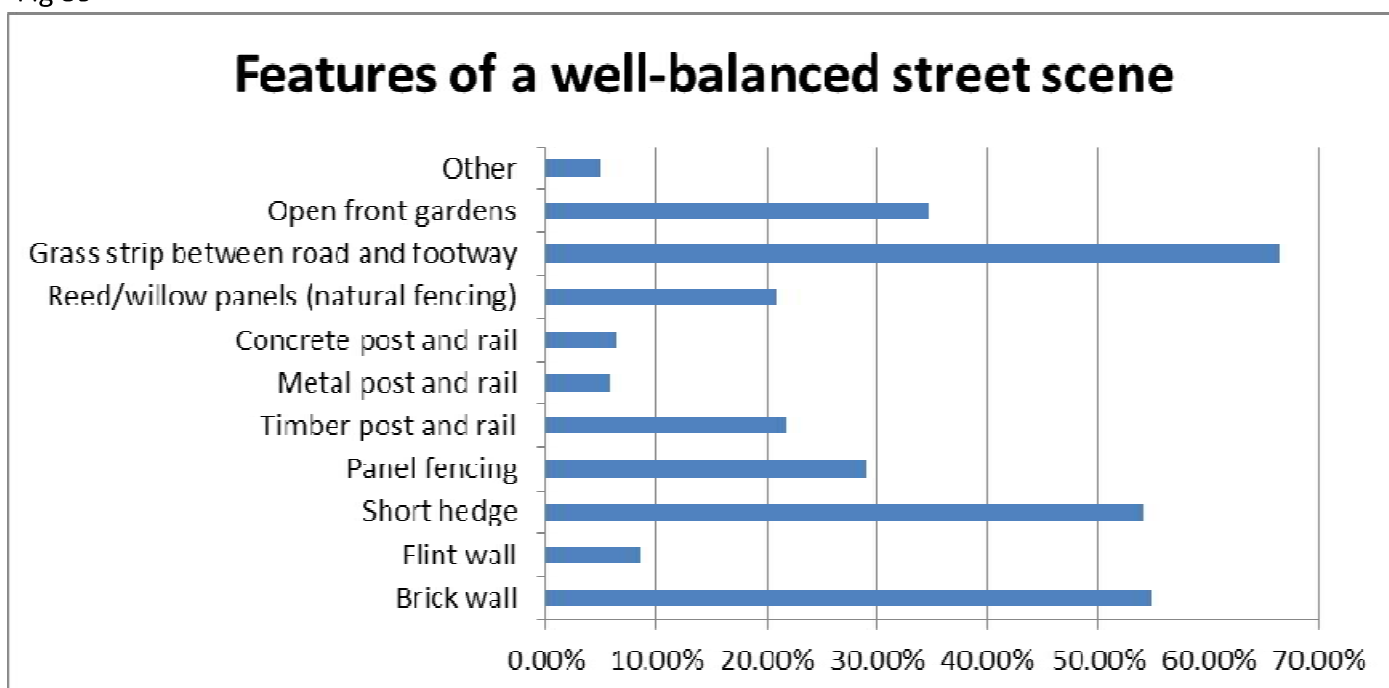
been identified as being key features in creating a well-balanced street scene.

10.20 In summary, the ideal street scene would have:

- Sufficient off-road parking
- On-road landscaped parking bays
- Landscaping
- Open green spaces
- A grass strip between the road and footway
- A low hedge
- A brick wall or panel fencing where a rear garden fronts onto the road
- Open front gardens
- Natural fencing or timber post and rail

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

Fig 39



10.22 Rendlesham has a good walking and cycling infrastructure within the village, which gives the majority of people the opportunity to walk or cycle to the District Centre in under 10 minutes. The good practice on new developments such as Acer Road, which promote shared use for pedestrians, cyclists and mobility vehicles, and Knight Road, which offers practical road width, should be built upon to provide continuity in being able to travel sustainably within the village.

Objective 3d – Sustainable Transport

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



Knight Road

Objective 3e—Other Infrastructure

To ensure less tangible infrastructure is provided for. This list is not exclusive: telephony, sewage, and services such as doctors, dentist and family services.

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

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

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



Pedestrian/cycle path, Acer Road

Objective 3f—Rural Affordable Housing

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

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

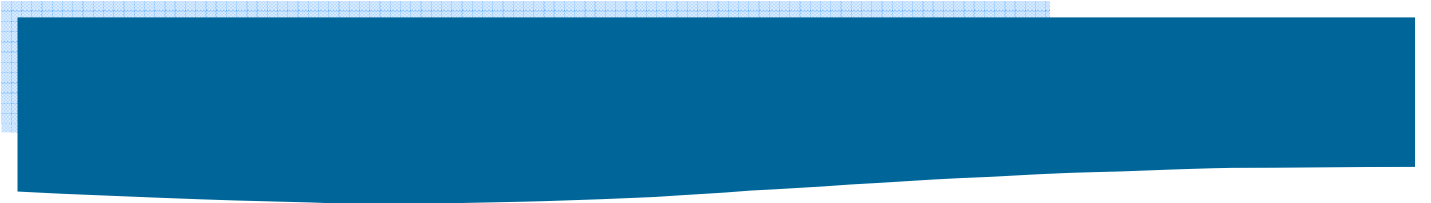
10.26 SCCS policies relating to Rural Local Housing (Affordable Housing) can be found in Appendix E.

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

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



Rendlesham Care Centre



Objective 4—Allotments, Orchards and Growing Places

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

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

RNPP3

New residential or mixed use development is required to make provision towards meeting identified local need for allotments, orchards and growing spaces.

RPC: Edible beds at Acer Road Pharmacy



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

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

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

11.03 184 people have expressed an interest in having an allotment in Rendlesham (RNP Household Survey, March 2013). It is recognised that allotments do not have to be consolidated in one location but could be provided in several locations, enabling better access to residents in all parts of the village. In response to this, the RNP supports provision on new housing sites or on a stand alone site.

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

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

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

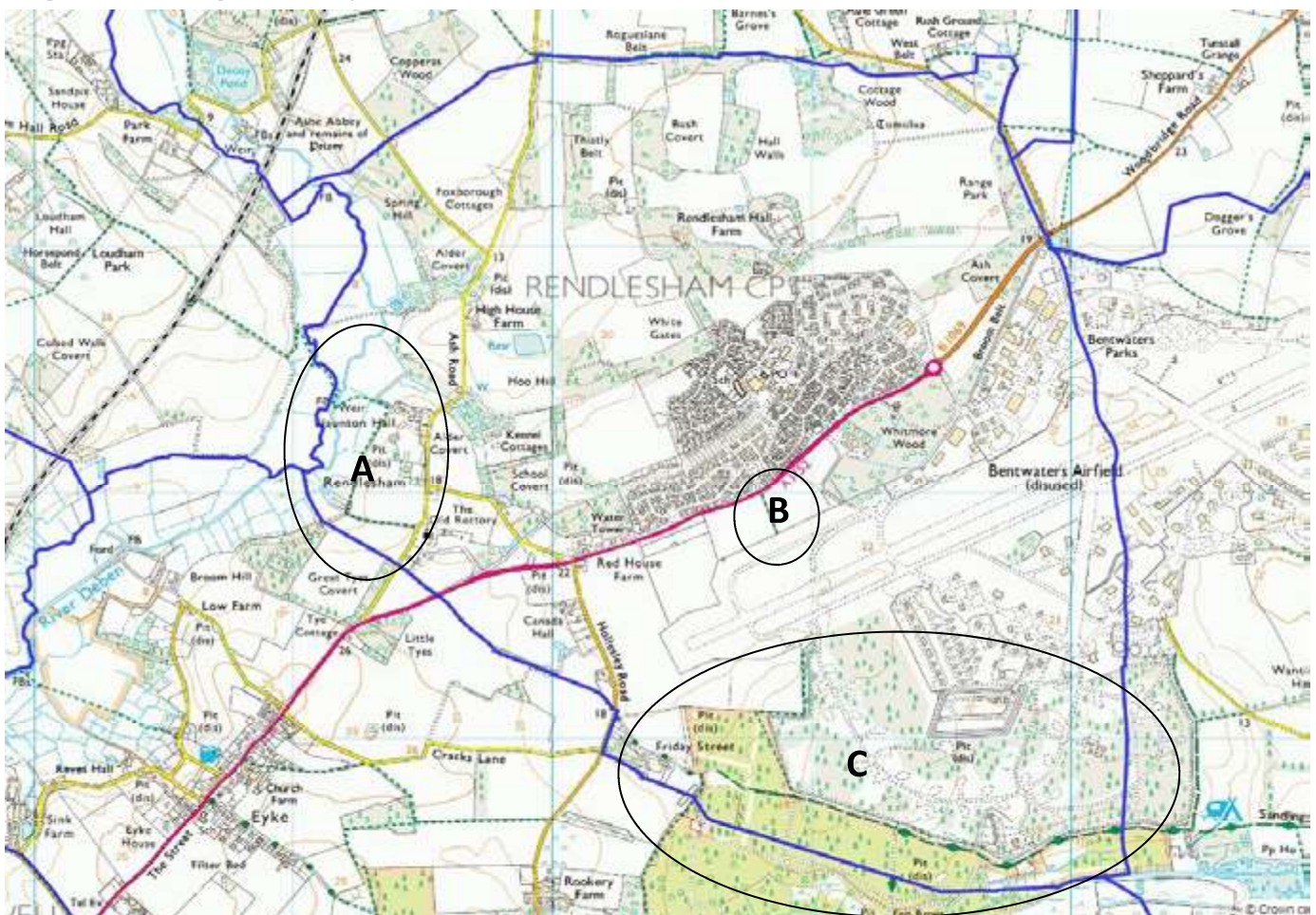
11.06 Small growing schemes in community space and green pockets of land in amongst residential development will be supported to encourage people to get involved whilst promoting a healthy lifestyle.

Rights of Way

11.07 Due to its former use as an USAF base, Rendlesham has a very limited number of public Rights of Way (Fig 40).

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

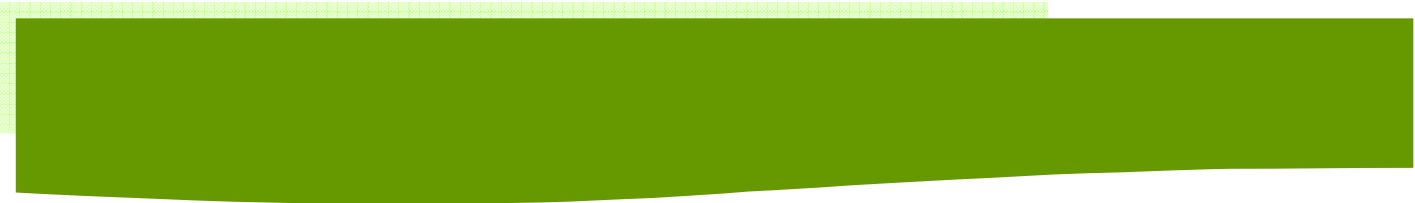
Fig 40 Public Rights of Way



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



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



Objective 5—Economic Development

To support the growth and regeneration of the local economy.

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

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

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

12.02 The parish already has the following employment sites including:



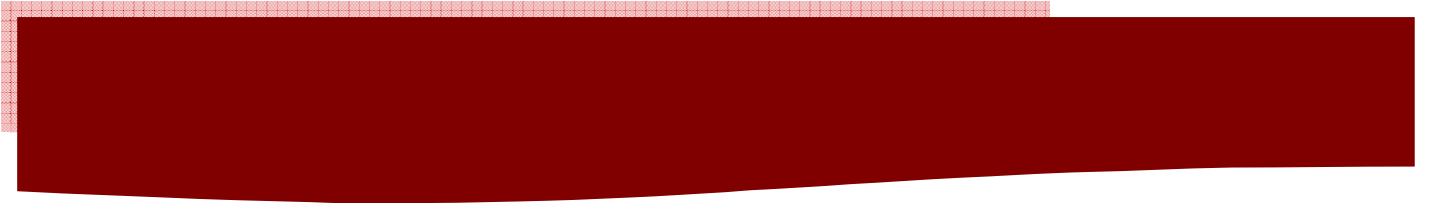
Rockford House

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

12.03 The retail and services located in the centre of the village fall within the District Centre designation. The community's aspiration to increase these facilities is outlined within the objectives and policies within Chapter 8 of the RNP.

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

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



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

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

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

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

13.03 Measures already taken include:

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

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

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

Objective 6a—Traffic within Rendlesham

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

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

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

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

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

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

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



Parking at the southern junction of Sycamore Drive/Acer Road

Appendix A

Village Assets Map





Rendlesham Parish Council

Rendlesham Community Centre

Walnut Tree Avenue

Rendlesham

Suffolk

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