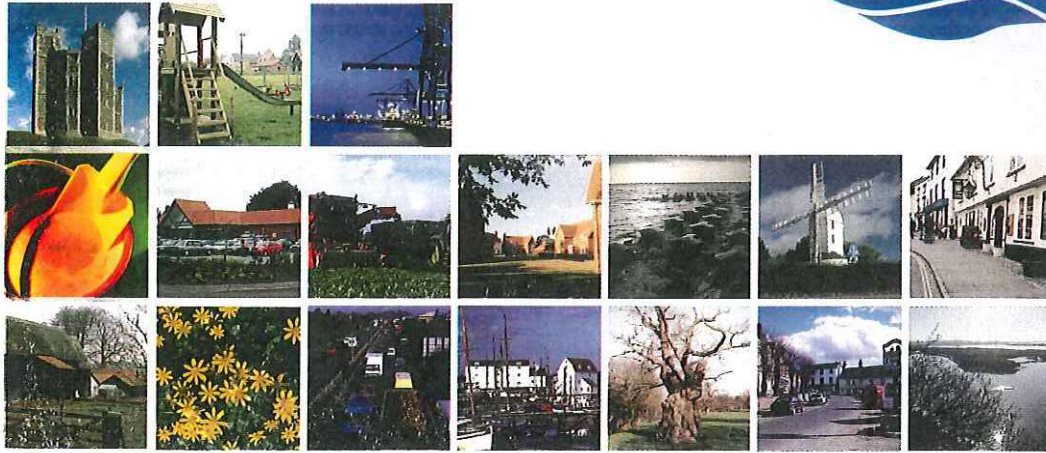


The Suffolk Coastal Local Plan

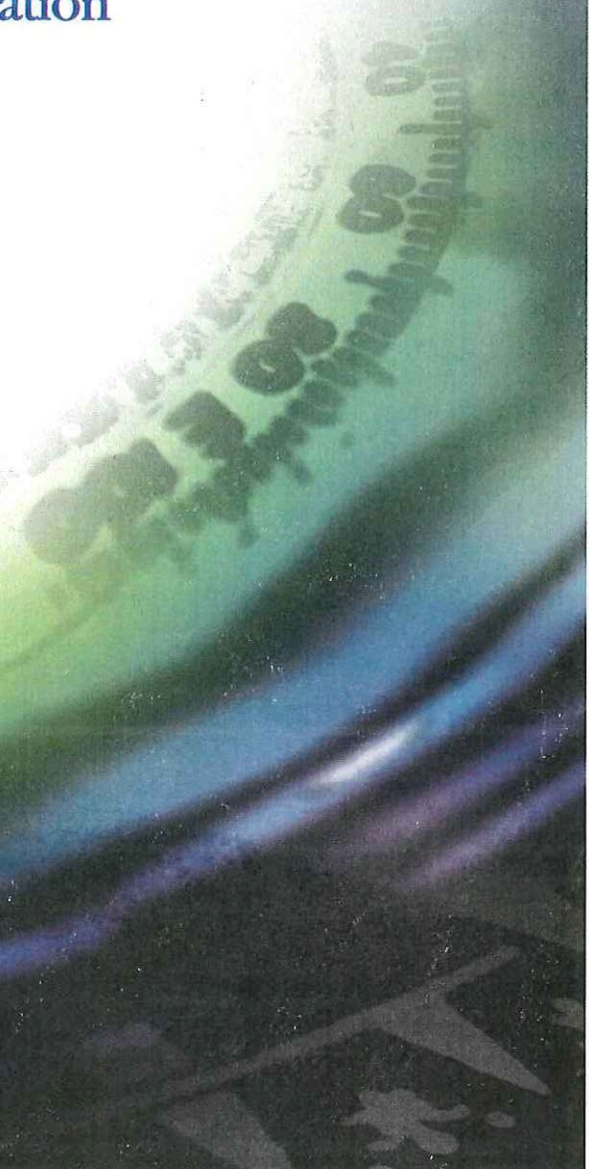
Incorporating the First
and Second
Alterations

March 2006



Incorporating the First Alteration

February 2001



BENTWATERS - FORMER DOMESTIC BASE

10.22 For the former Domestic Base, there is the opportunity for the creation of a comprehensive new community. In order to minimise the impact on the environment the starting point for this new community is the existing developed area. The exceptional circumstances of allowing some "greenfield" development are considered justified if:

- it enables a comprehensive range of social and community facilities to be provided to meet the needs of the whole settlement;
- it creates an optimum size of settlement to support a school and other facilities. This is considered to be approximately 1,200 dwellings and no more than 1220, as formed part of a planning application granted permission in 1997;
- a range of house sizes and types is achieved;
- a network of foot and cycleways in and around the village is achieved;
- all of the above cannot be achieved within the existing developed area.

10.23 Two "greenfields" have been identified as being the most appropriate were a case to be made for their development. These are included within Area 1 as shown on the Proposals Map and their release will not be approved until the District Council is convinced that one or both is necessary in order to achieve the above. Overall, the following policy will apply:

POLICY AP160

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

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

- (a) the creation of a community of a maximum 1220 dwellings (including existing dwellings which remain) of varied size and type within the physical limits as shown on the Proposals Map (Area 1);
- (b) the retention of buildings which could provide a local employment base for this new community;
- (c) within or abutting Area 1, the provision of new or improved infrastructure and social/community facilities, including:
 - (i) a full serviced site for a primary school within Area 1;

DEBEN PENINSULA

- (ii) playing fields (north of the A1152) and play areas to meet the Council's standards (see Policy AP102);
- (iii) a Community Centre;
- (iv) a network of facilities for pedestrians and cyclists, linked to public transport infrastructure;
- (d) the creation of a Village Centre consisting of, at least, shops, recreation and facilities/services;
- (e) all new development to be of the highest quality in terms of such factors as design, layout, materials, landscaping etc;
- (f) the implementation of the general principles contained in Policy AP159.

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

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

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

BENTWATERS – FORMER TECHNICAL BASE

10.24 The former Technical Base retains the aviation facilities, including the main runway (2,700 metres long), taxiways, cross runways, control tower, hangars, aircraft shelters, administrative buildings, etc. As stated earlier in para 10.17, the Council's objectives for the development of the former base include the provision of employment. Its location within the AONB, limited access, and the presence of a large number of buildings suitable for conversion mean that new development cannot be justified other than in exceptional circumstances. Reuse and rationalisation of buildings north of the runway could create something in the order of 30,000m² of floorspace having regard to the condition and appearance of the buildings, as well as the appropriate balance between housing and employment on the former Base. This will be restricted to B1 and B2 uses primarily. In order to prevent the significant generation of lorry movements and potentially obtrusive open storage, B8 uses will be restricted to