

## TOPIC STATEMENT OF COMMON GROUND

APPEAL REFERENCE APP/X3540/W/19/3242636

DATE OF HEARING/INQUIRY 31<sup>st</sup> March 2020

APPELLANT Capital Community Developments Ltd

This Statement of Common Ground (SoCG) has been prepared by the Appellant and conforms to the latest Planning Inspectorate Guidance on content and format:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/825296/statement\\_of\\_common\\_ground\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/825296/statement_of_common_ground_guidance.pdf)

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#### 1. Appeal reference.

APP/X3540/W/19/3242636

#### 2. Site address.

Land north of Gardenia Close and Garden Square Rendlesham Suffolk.



#### 3. Site specific infrastructure requirements of Suffolk County Council.

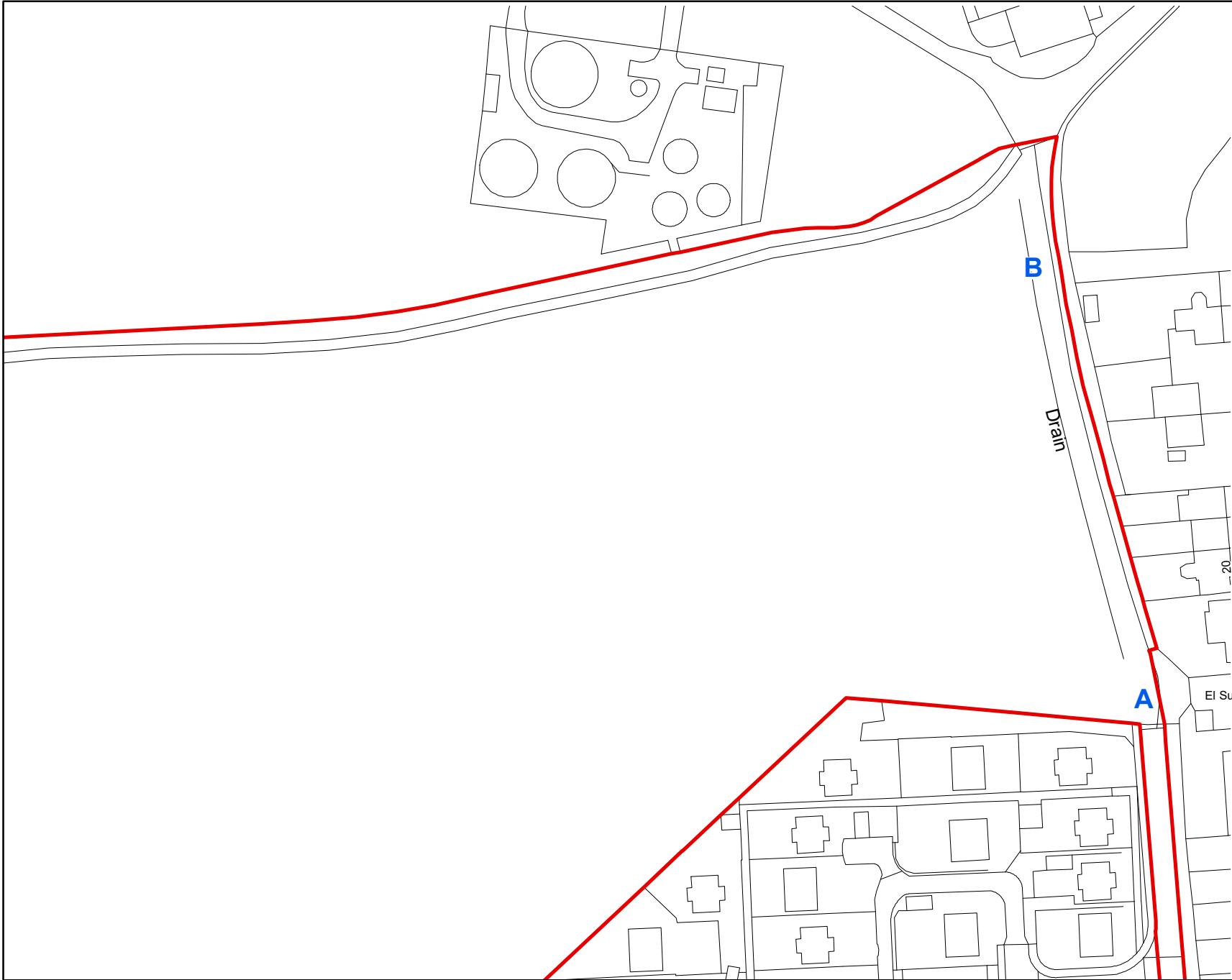
It is common ground between the Appellant and Suffolk County Council that the site-specific infrastructure needed to mitigate the impact of the proposed development in line with delivering sustainable development as set out in the NPPF and relevant local policies is:

- For secondary school transport a contribution of £52,800.
- A real time passenger information screen contribution of £15,000.
- A 3m wide strip of land within the appeal site (see public right of way link plan) reserved for a future public right of way (footpath or bridleway).
- Financial contribution of £4,000 for the public right of way legal order making.
- Financial contribution of £8,000 for off-site land compensation and costs associated with the creation of a new public right of way.
- All to be secured by way of the planning obligation.

#### Matters not agreed:

- None as of 28<sup>th</sup> February 2020

Signed on behalf of Appellant 	Signed on behalf of Suffolk County Council 
Date 28 <sup>th</sup> February 2020	Date: 28 February 2020
Position Steven Bainbridge MRTPI, Principal Planning Manager, Parker Planning Services Ltd.	Position: Neil McManus, Development Contributions Manager

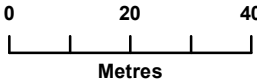


**Key**

 Site

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Project: PS-2018-0645 Rendlesham

Drawing title: Public right of way link plan

Drawing no: 2018/0645 | PLP1

Rev.0 Date: Feb 2020

Scale: 1:1250 at A4 Drawn: TP

