

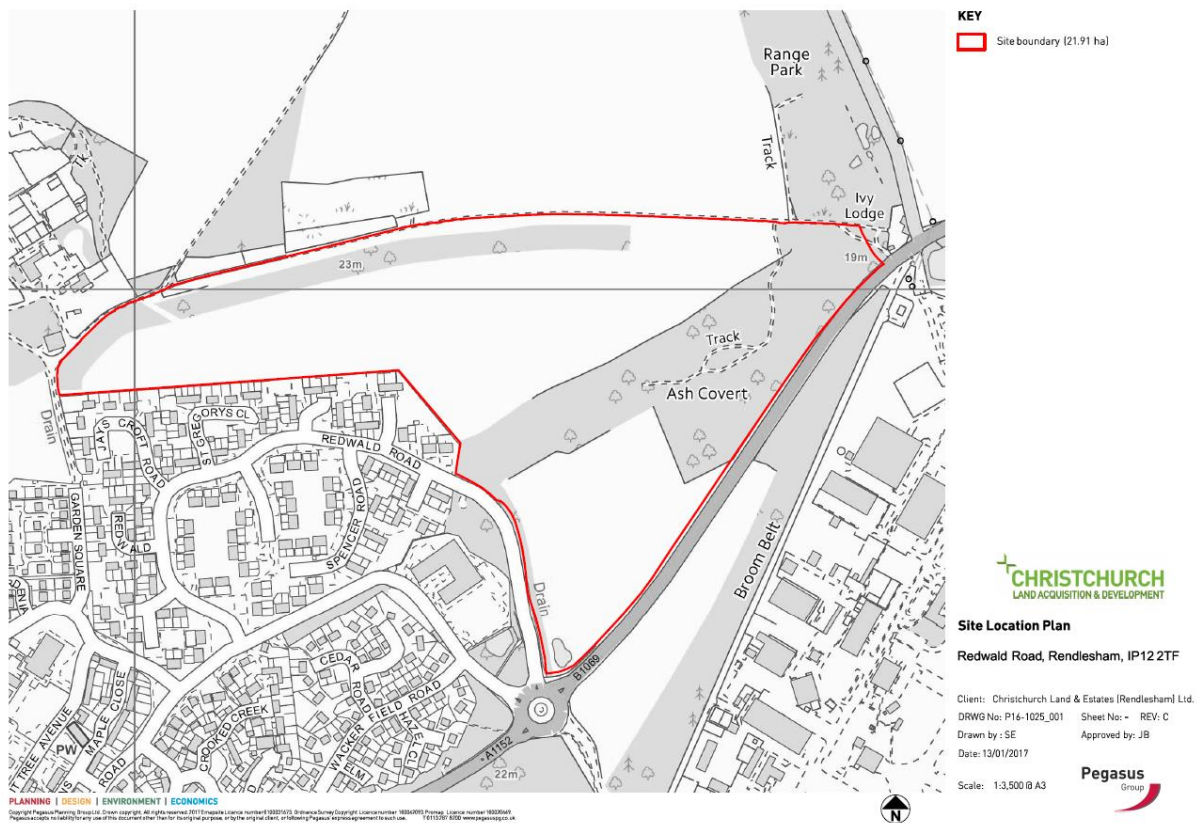
# Development off Redwald Road, Rendlesham

## Policy position

Primary Planning Policy Documents:

- Rendlesham Neighbourhood Plan
- Suffolk Coastal Site Allocation and Area Specific Policies
- Suffolk Coastal Local Plan

The Parish Council have been contacted by the Pegasus Group regarding a proposed development on land off Redwald Road (see below).

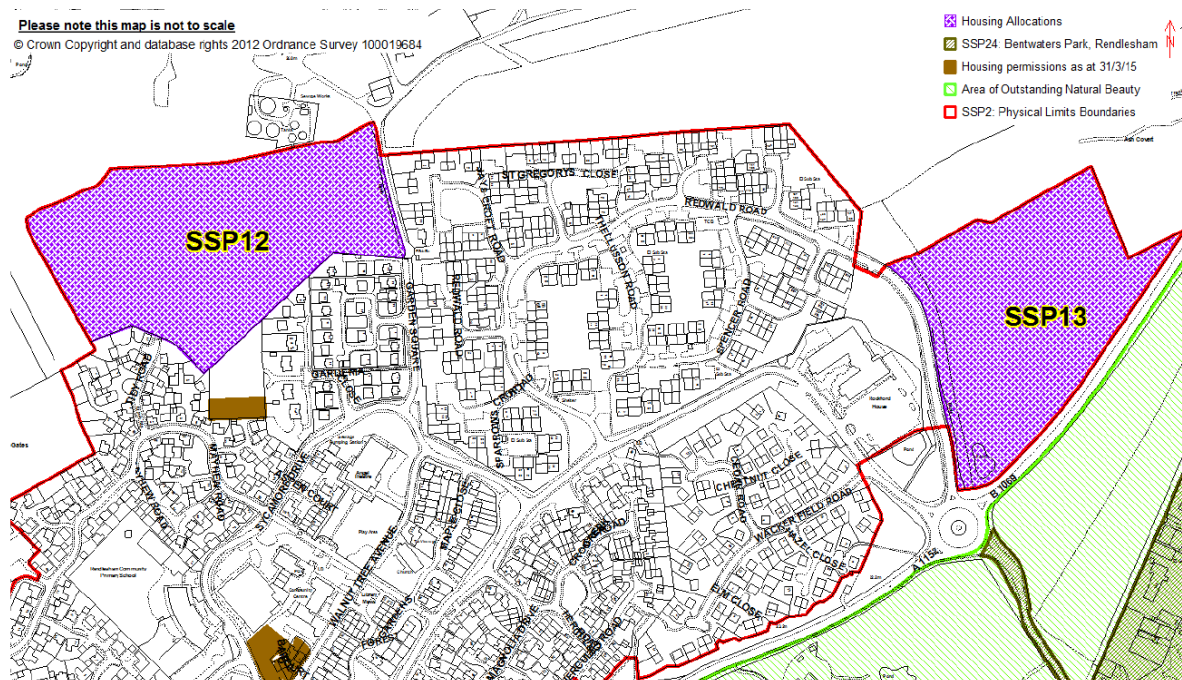


Part of the site, SSP13, is a site allocation in the Suffolk Coastal Site Allocation and Area Specific Policies document. This site has been identified for approximately 50 new homes, which the Rendlesham Neighbourhood Plan supports (RNP Objectives Housing 3-3f).

The remainder of the site lies outside of the development boundary.

## RENDLESHAM

### (NEIGHBOURHOOD PLAN - See RNP objectives housing 3 – 3f)



The Parish Council's current position, prior to a formal application being submitted and consulted upon, is that the development of SSP13 is supported as it complies with the Rendlesham Neighbourhood Plan.

Regarding the remainder of the site outside of SSP13, the Parish Council does not support the development of the whole site as it would have a detrimental impact on the residents living in Redwald Road, Jays Croft and St Gregory's Close. However, there may be scope for partial development of the site (see below) to help meet the outcomes of the Rendlesham Neighbourhood Plan through raising funds via the Community Infrastructure Levy (CIL) for the provision of infrastructure in the Village Centre (RNPP1) and securing land for public open space as well as allotments, community orchards and growing spaces (RNPP3).

In addition to the impact on neighbouring residents, there are other material considerations to be taken into consideration which are raised in the Suffolk Coastal Site Allocation and Area Specific Policies document:

- Primary School provision/capacity
- Impact on the highway network and traffic
- Lack of infrastructure in the Village Centre

Notes: The Parish Council receives 25% of CIL payments to the District Council (uncapped).  
 These funds will go towards the provision of community, leisure and retail infrastructure in the Village Centre.

