

Agenda Item: 5

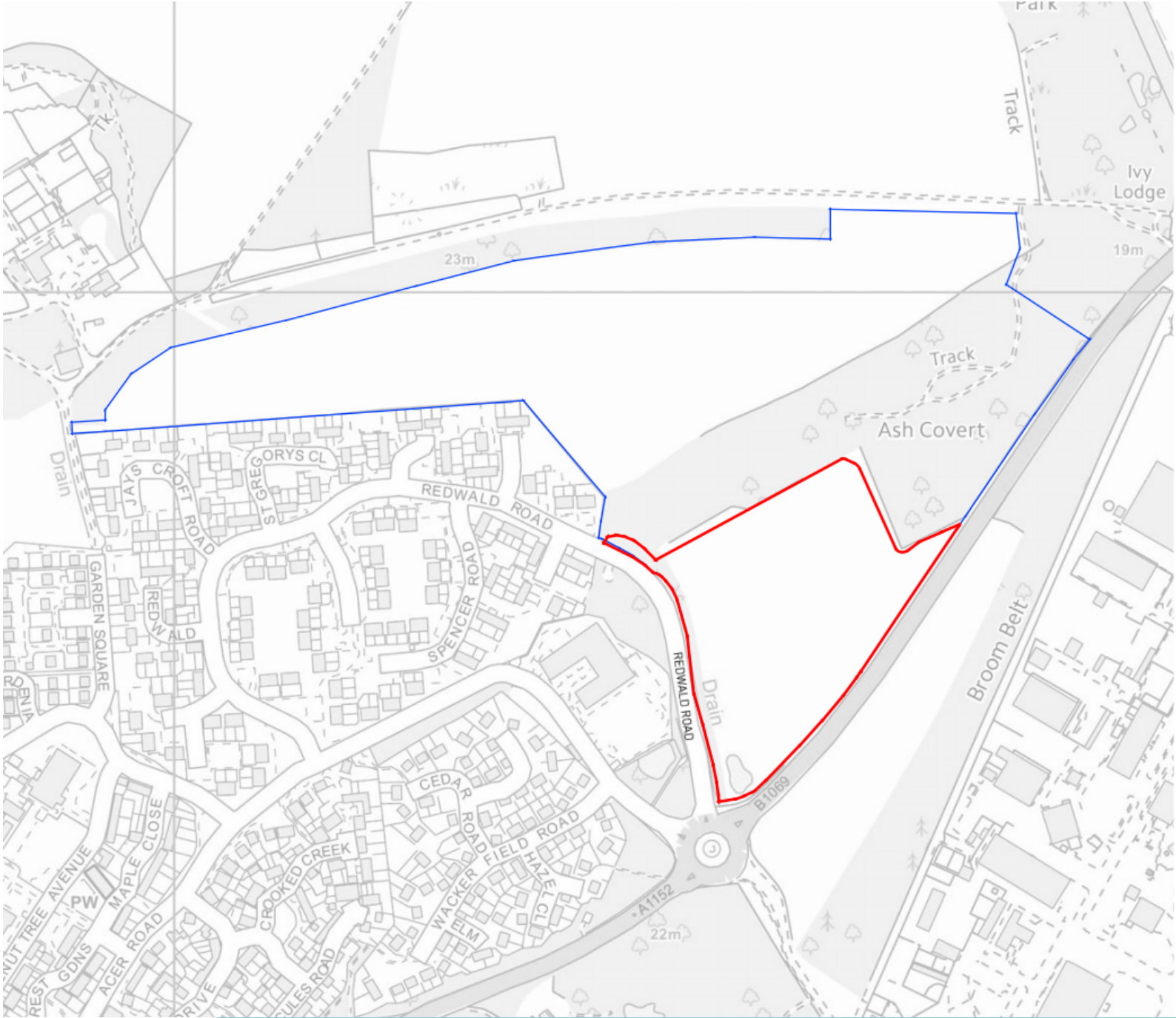
DC/20/3890/OUT

Outline Application (With Some Matters Reserved) - Residential development for up to 75 dwellings, with associated open space, including community orchards and allotments, along with play space and integrated public rights of way

Land At Redwald Road, Rendlesham,
Suffolk
IP12 2TZ

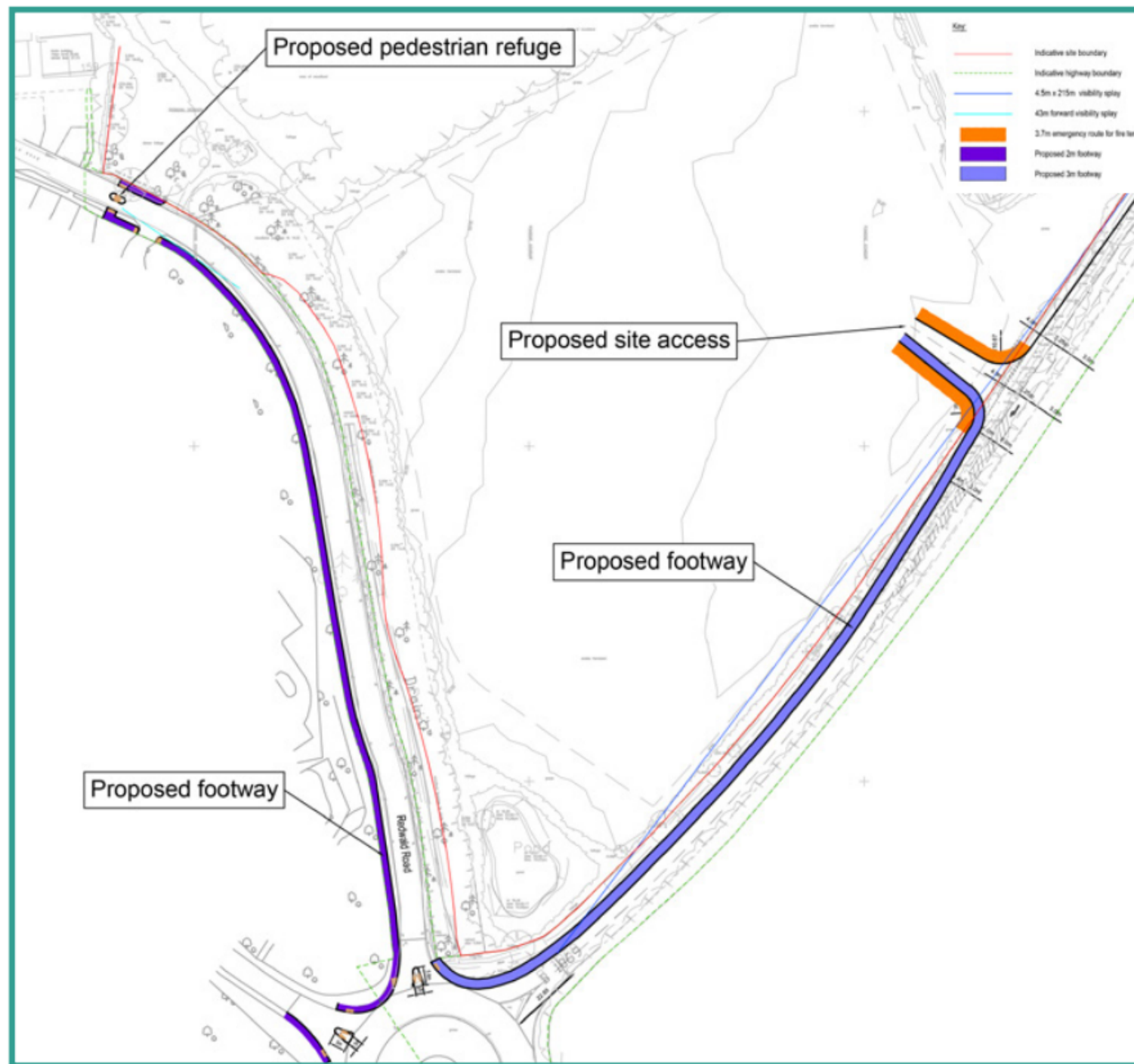


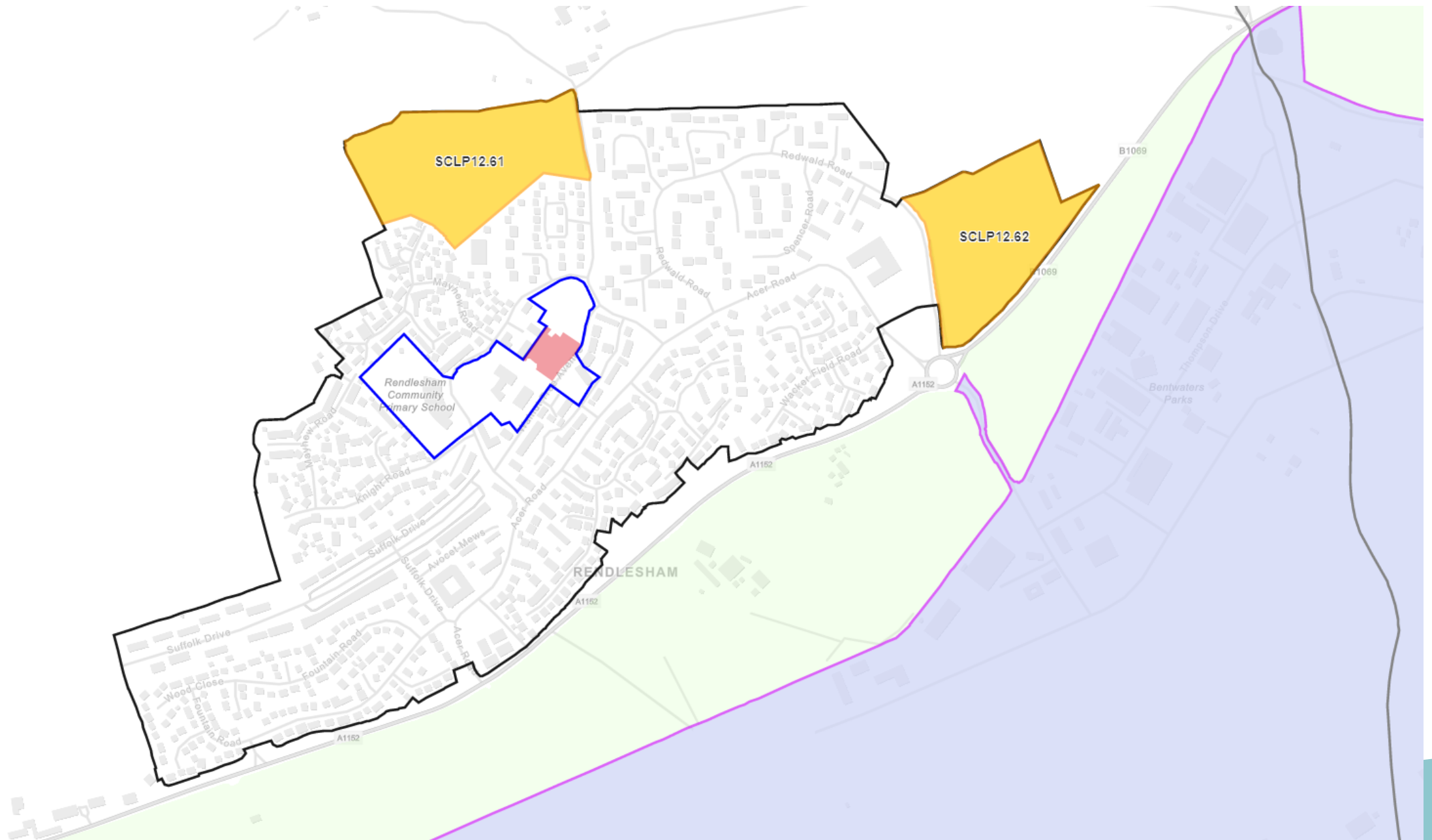
Site Location Plan















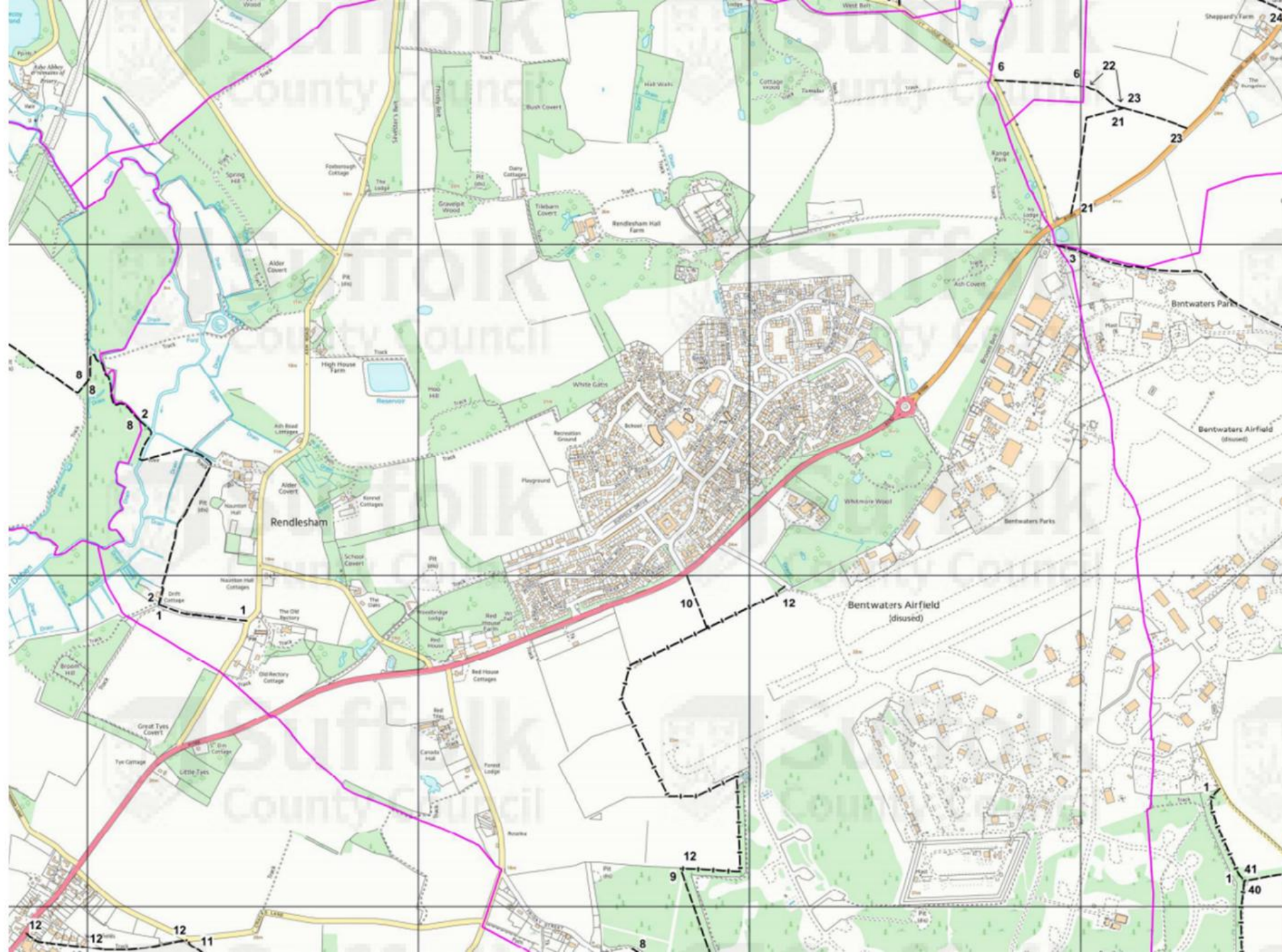






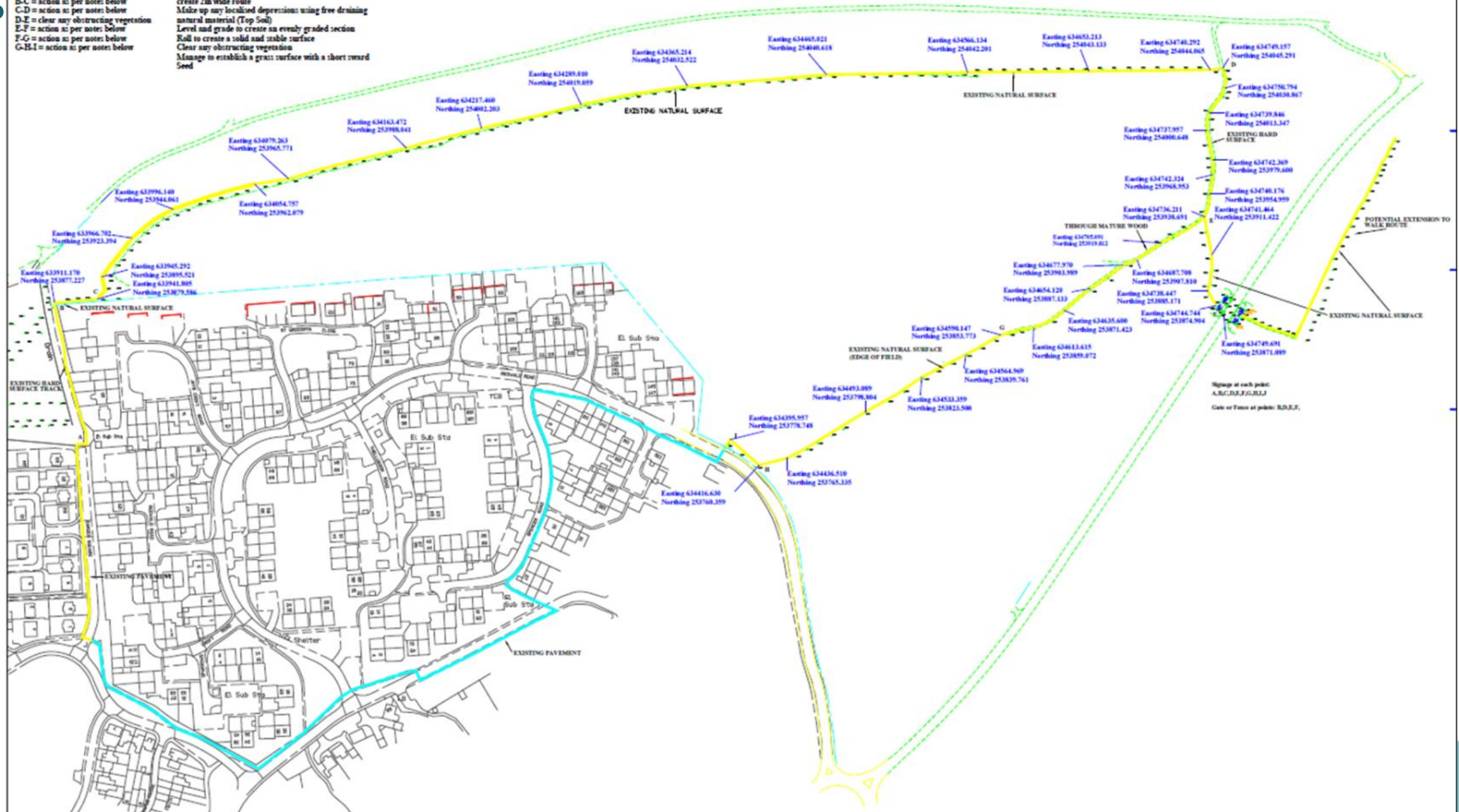







A-B = clear any obstructing vegetation
B-C = action as per notes below
C-D = action as per notes below
D-E = clear any obstructing vegetation
E-F = action as per notes below
F-G = action as per notes below
G-H-I = action as per notes below

NOTES:
create 2m wide route
Make up any localized depressions using free draining
natural material (Top Soil)
Level and grade to create an evenly graded section
Roll to create a solid and stable surface
Clear any obstructing vegetation
Manage to establish a grass surface with a short sward
Seed



Material Planning Considerations and Key Issues

- Policy compliance, including the Neighbourhood Plan
 - Increase in number of homes from 'approximately 50' to 'up to 75' homes.
 - Access and connectivity
 - Design, landscaping and drainage
 - Public Rights of Way and Habitats Regulations
 - Housing mix and affordable housing
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the left edge towards the right and slightly upwards.

Recommendatio

n **AUTHORITY TO APPROVE** with conditions (including but not limited to those below), subject to the completion of a S106 Legal Agreement within six months to secure obligations (including but not limited to):

- Provision of 25 affordable dwellings;
- Per-dwelling contribution to the Suffolk RAMS;
- Provision and long term management of public open space;
- Financial contribution to fund secondary school transport;
- Financial contribution to fund the creation of a new public right of way.

If the S106 is not completed within six months AUTHORITY TO REFUSE the application (at the time of writing the report the S106 was close to being signed).

Conditions as broadly set out in the report and Update Sheet but subject to final revisions following exchanges with the applicant.