

Item 9

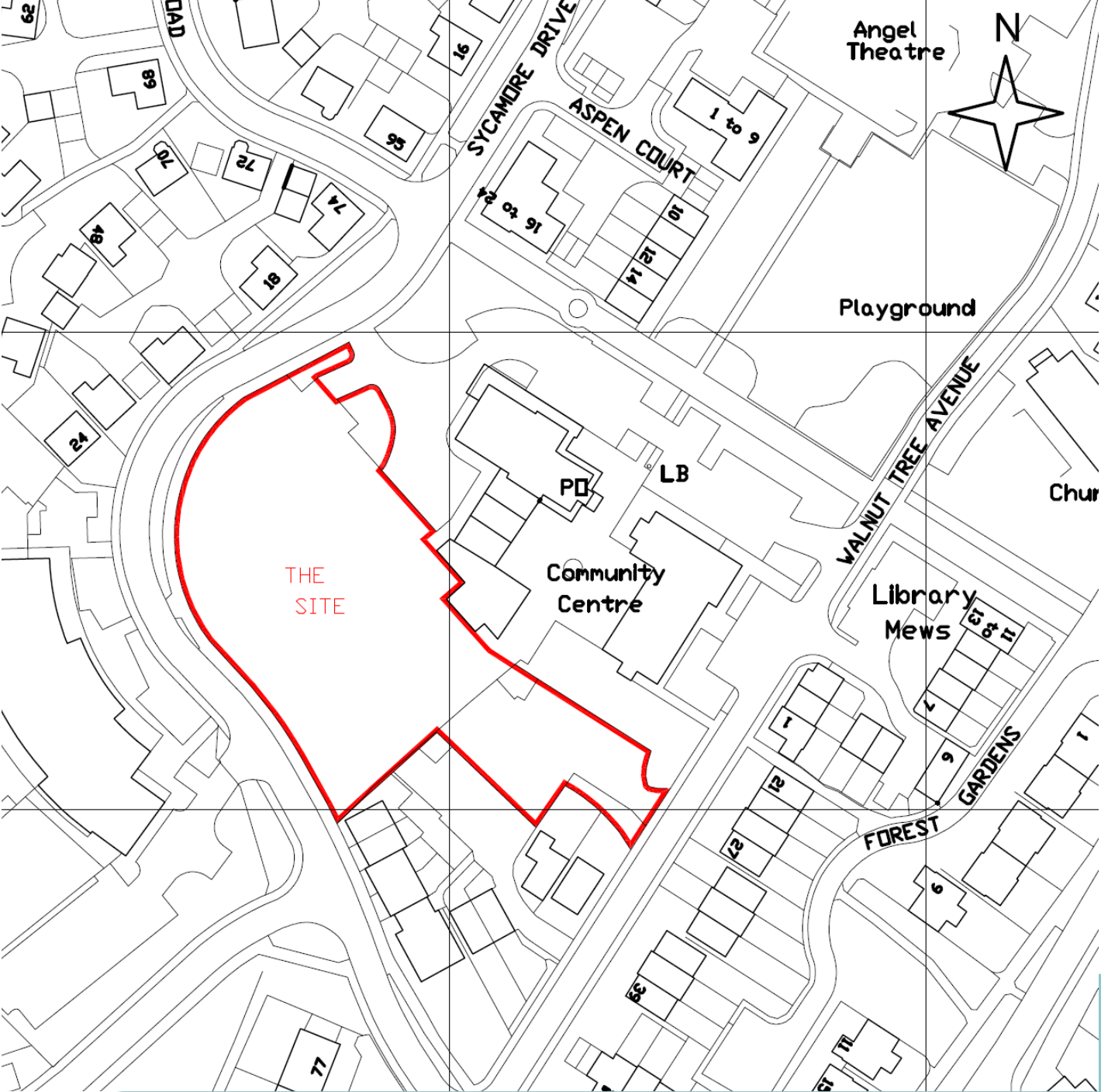
DC/20/1035/FUL

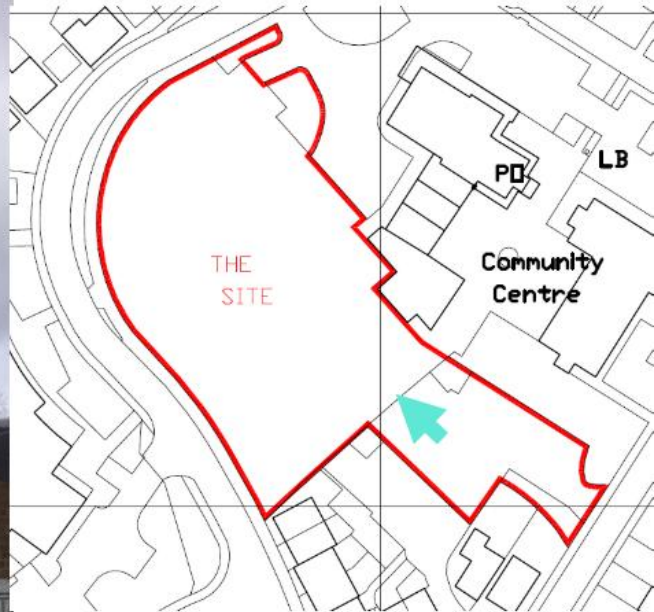
New convenience store, two shop units and associated car parking, service yard and pedestrian way, eleven affordable houses and associated car parking and ancillary works

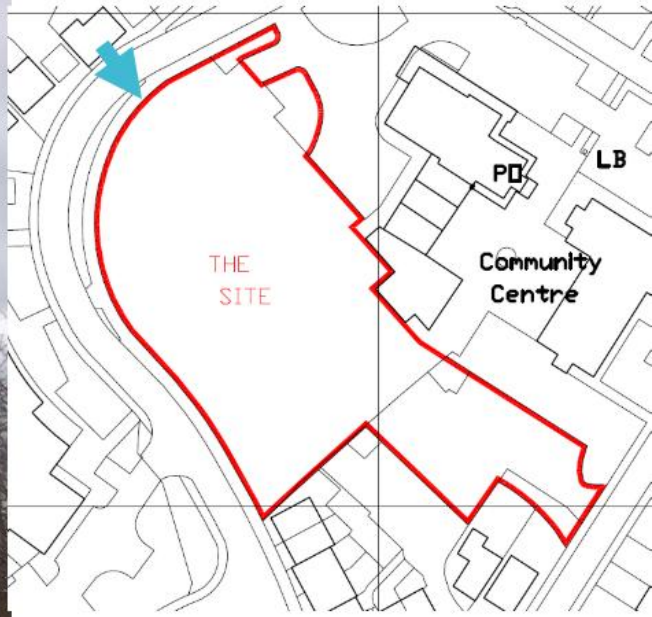
Former Rendlesham Sports Centre Site,
Walnut Tree Avenue
Rendlesham

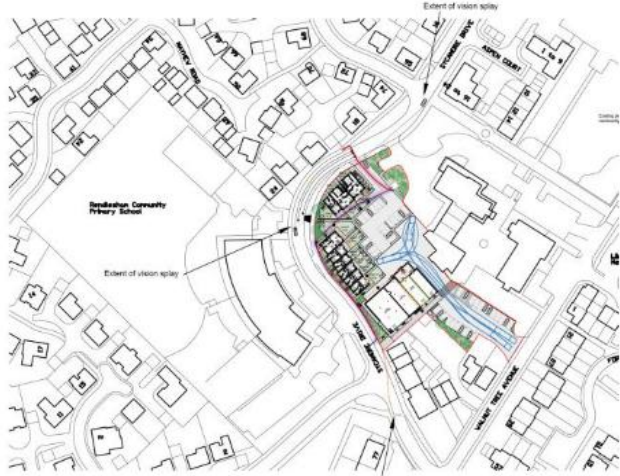


Site Location Plan

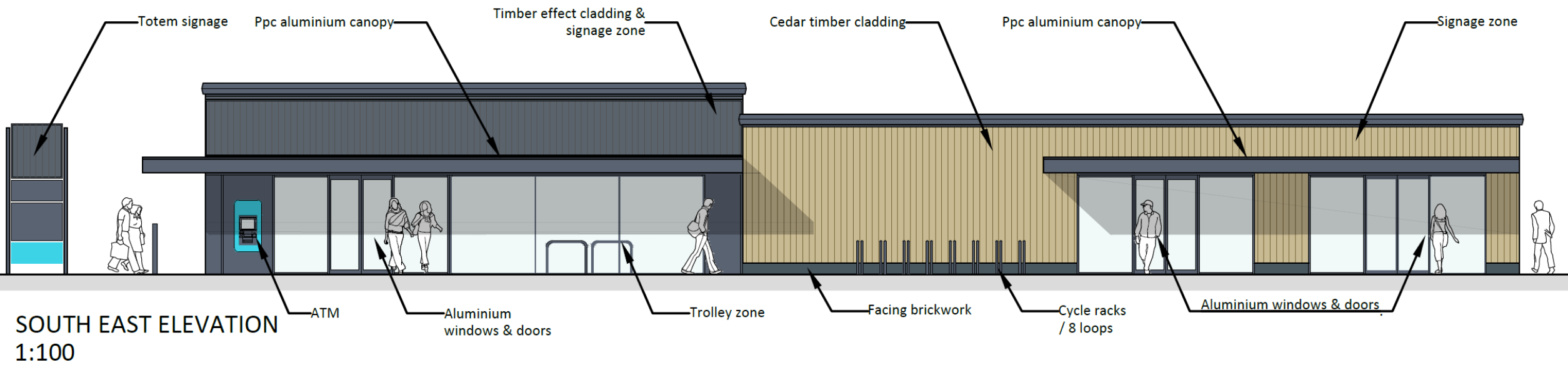








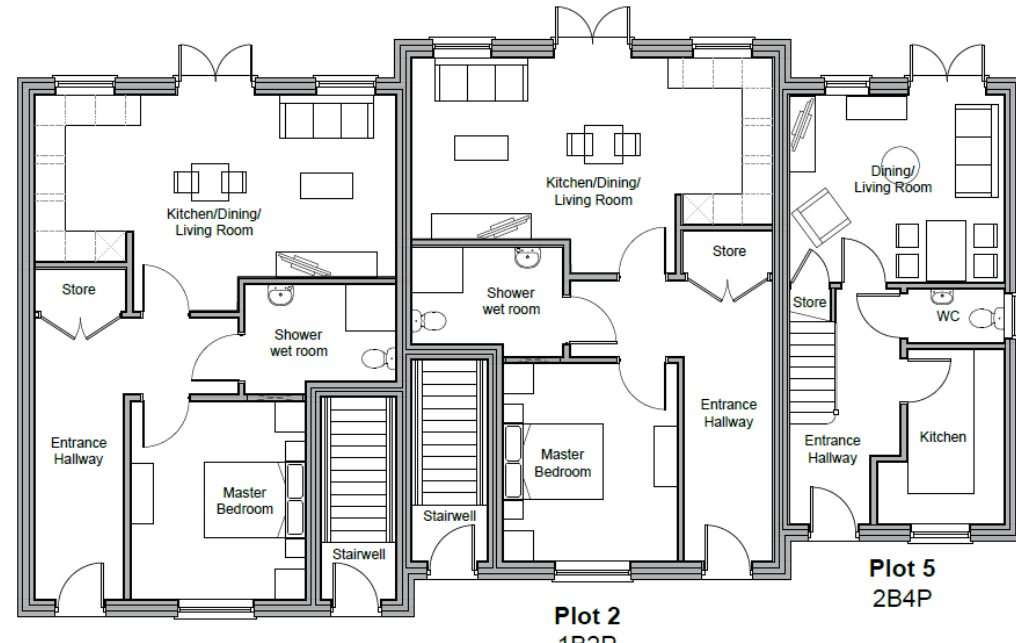
Proposed Site Layout

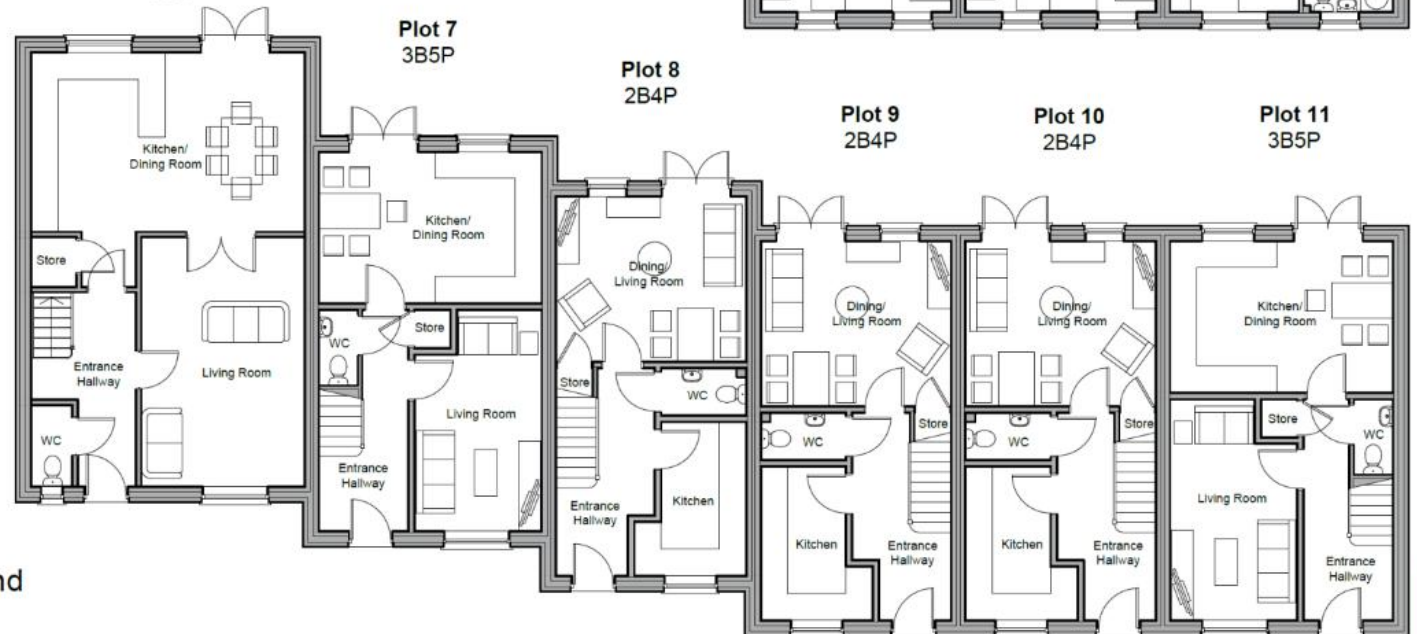


Proposed front elevation of commercial units



Proposed front elevation and Ground floor Plan of flats and Plot 5





Proposed front elevation and ground floor plan of Plots 6-11

Main Consideration

- Principle of the development has been previously considered acceptable.
- Policy change has occurred
 - Adoption of new Local Plan (23 Sept 2020)
 - Introduction of Class E

Recommendation

Authority to Approve subject to a Legal Agreement securing the affordable dwellings and a secondary school transport contribution and controlling conditions as set out in the report and summarised below:

- 1) Standard Time Limit
- 2) Approved plans and documents
- 3) Materials as submitted
- 4) Layout of vehicular access
- 5) Cycle Storage
- 6) Electric vehicle charging
- 7) Discharge of surface water
- 8) Parking areas to be provided and retained
- 9) Bin storage
- 10) Service Management Plan
- 11) Traffic Regulation Order
- 12) Surface Water Disposal
- 13) Management of Surface Water Disposal
- 14) SUDS Components
- 15) Construction Surface Water Management Plan
- 16) Ecological Avoidance and Mitigation Strategy
- 17) Lighting design strategy for biodiversity
- 18) Ecological Enhancement Strategy
- 19) Land Contamination
- 20) Noise survey
- 21) No piling
- 22) Construction Management Plan
- 23) No burning of materials
- 24) Management Plan of communal areas
- 25) Landscaping
- 26) Means of enclosure
- 27) Commercial unit delivery trigger
- 28) External lighting
- 29) Use

Residential Layout



Commercial Layout

