

# Item 6

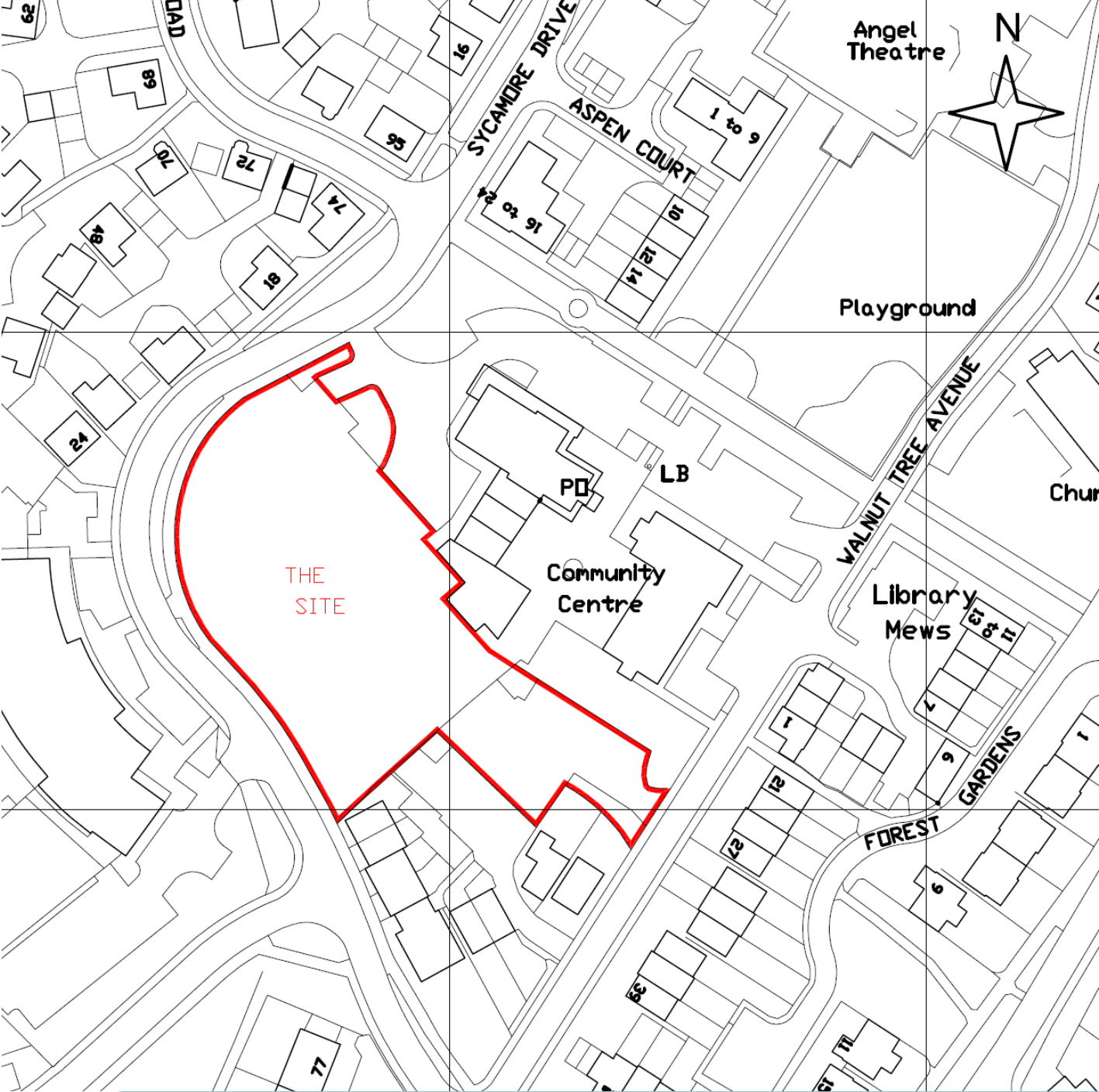
## DC/20/1035/FUL

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 Sport's Centre Site,  
Walnut Tree Avenue  
Rendlesham



# Site Location Plan

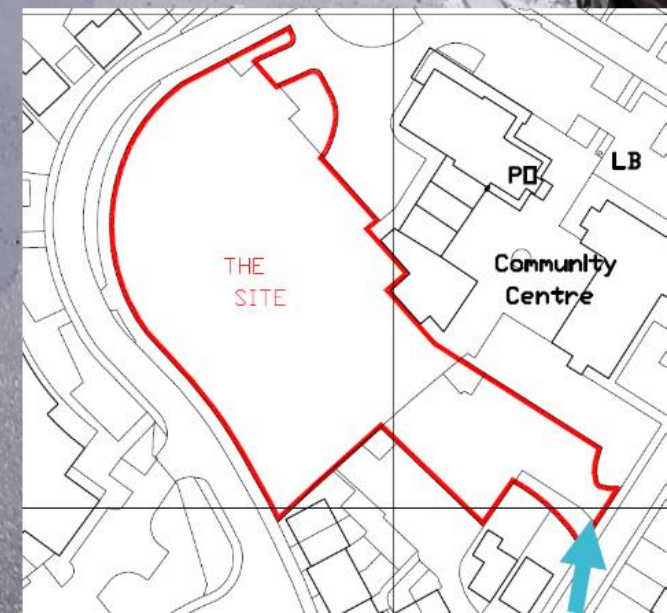




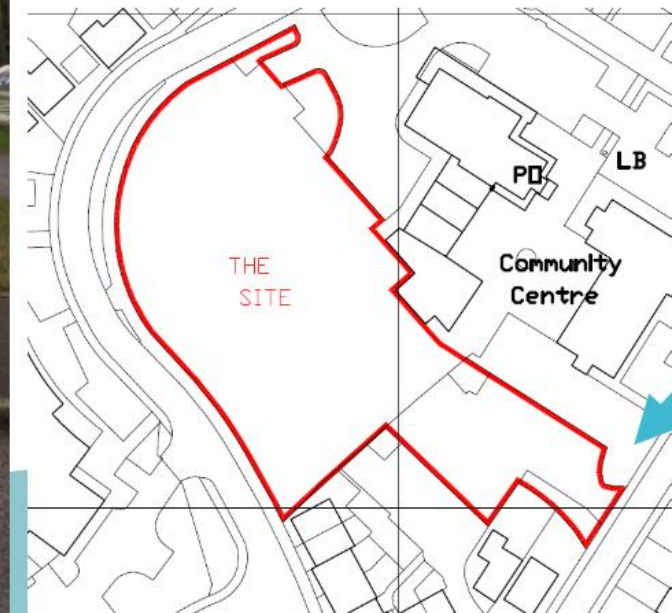


Rendlesham  
Sports Centre  
& JETS  
GYM  
Car Parking  
←

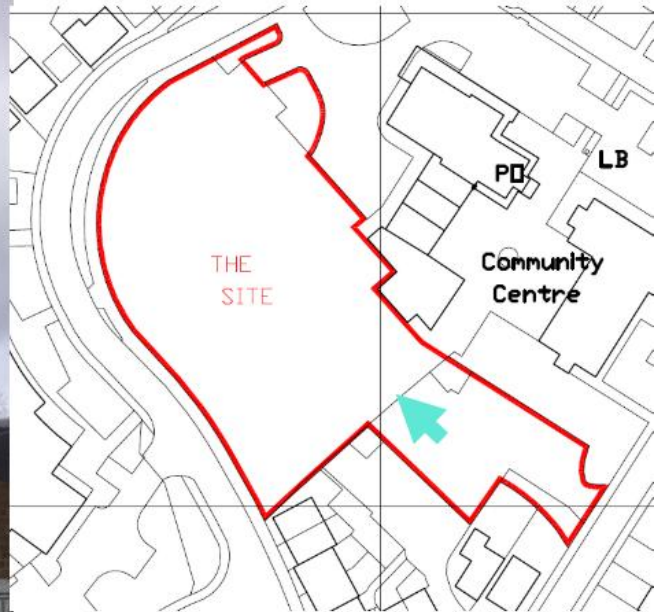
Playground



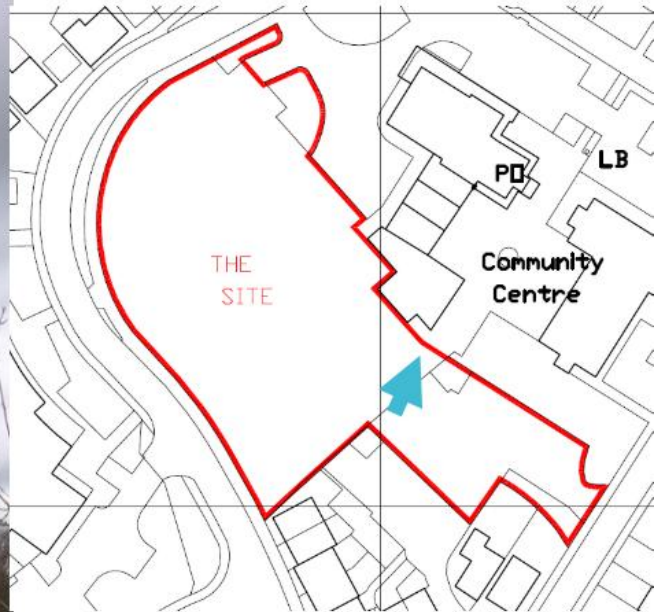




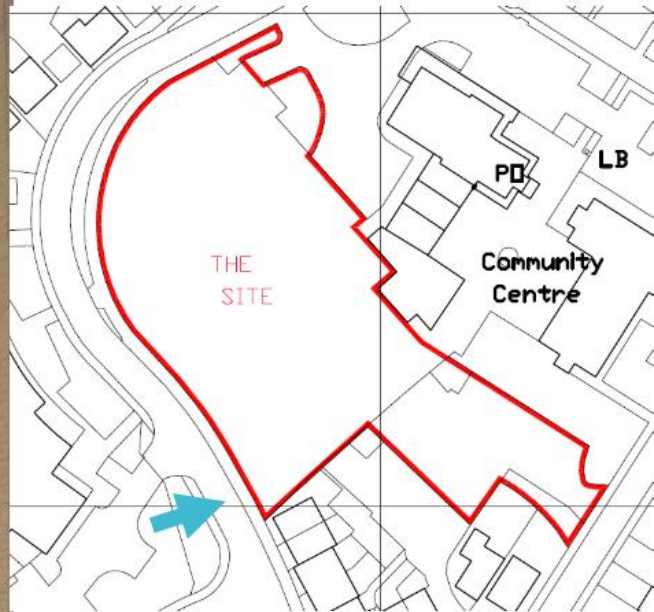




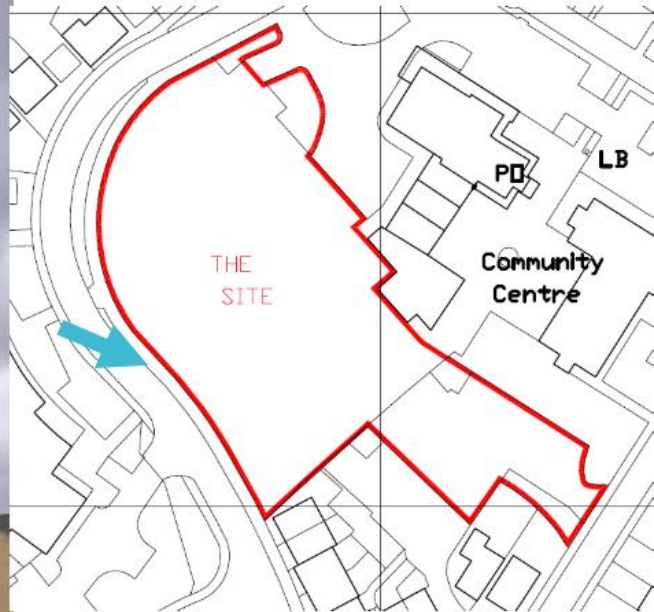




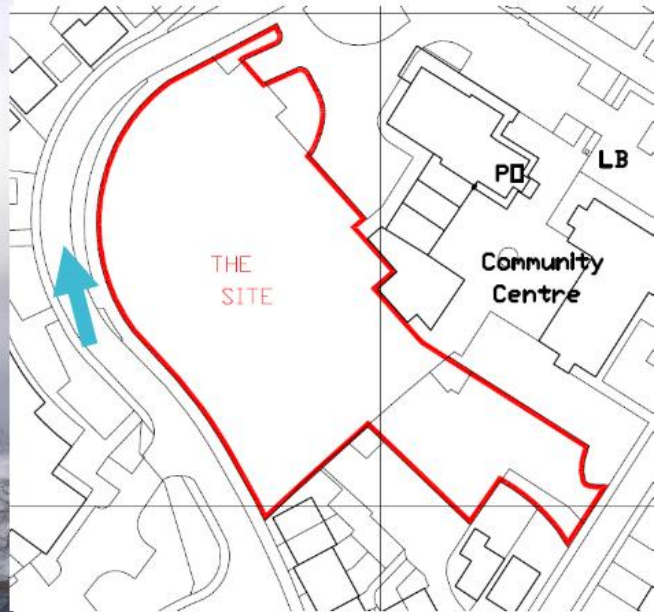




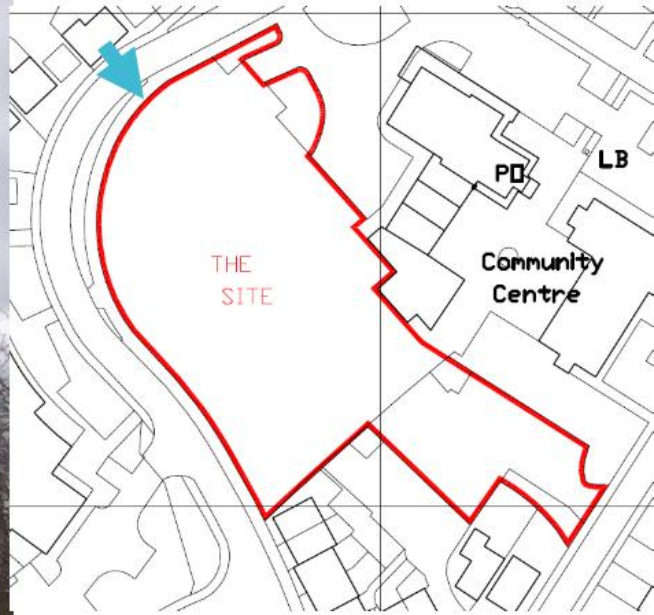




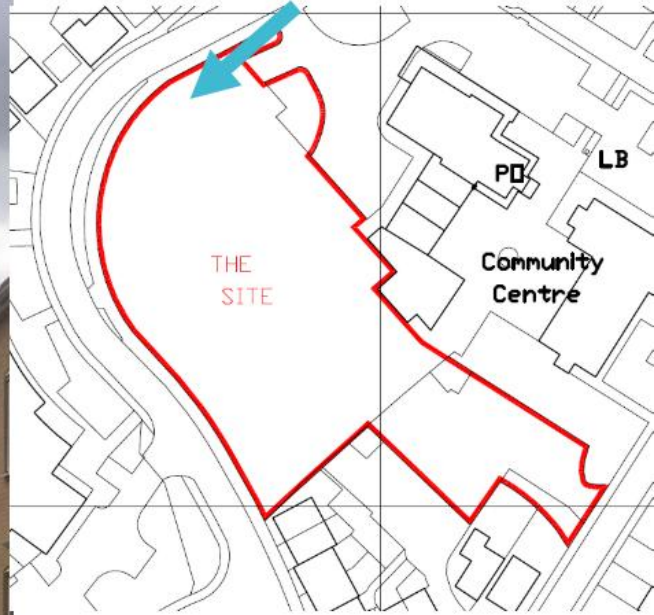










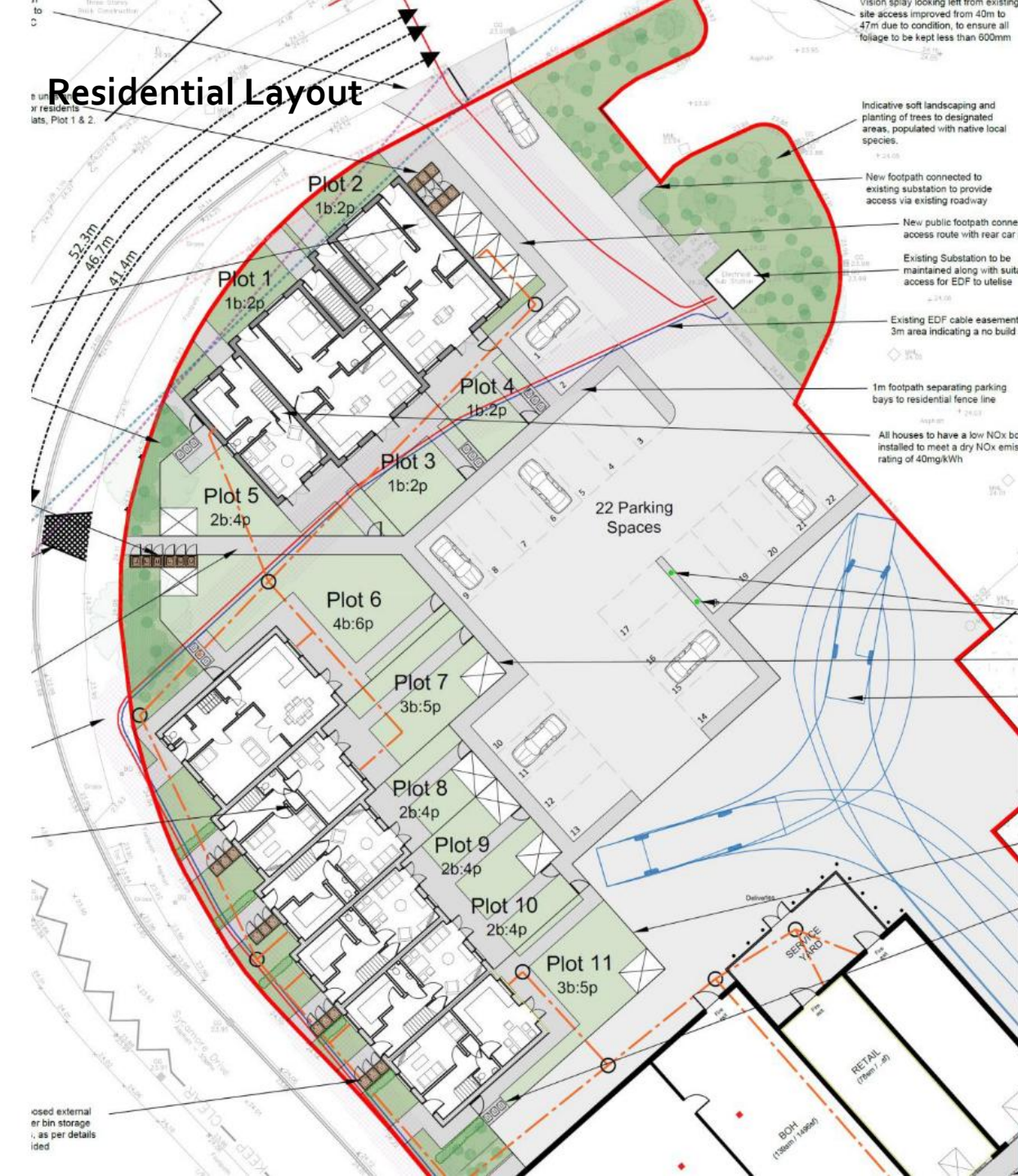








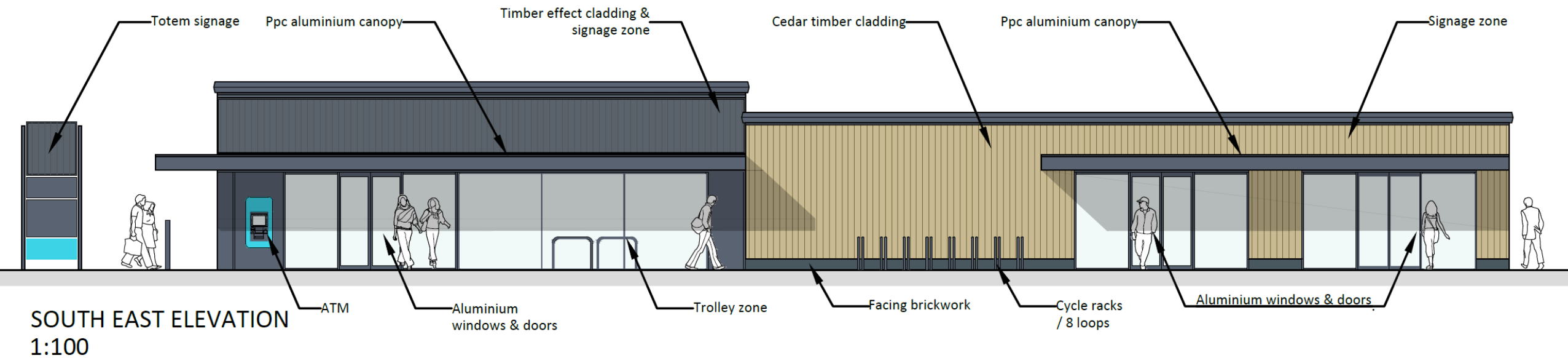
## Residential Layout



## Commercial Layout





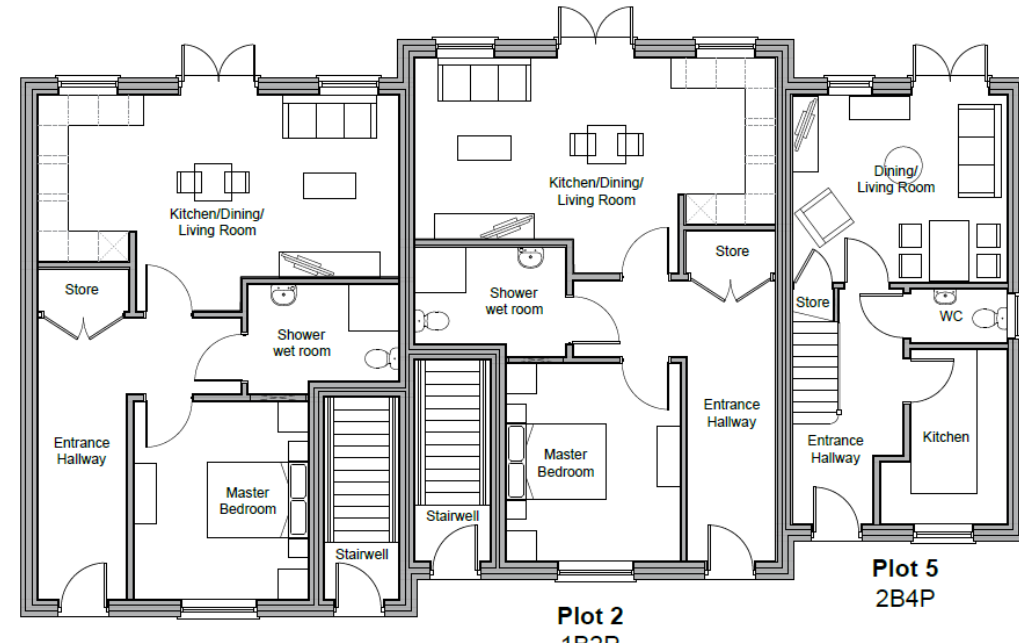


Proposed front elevation of commercial units

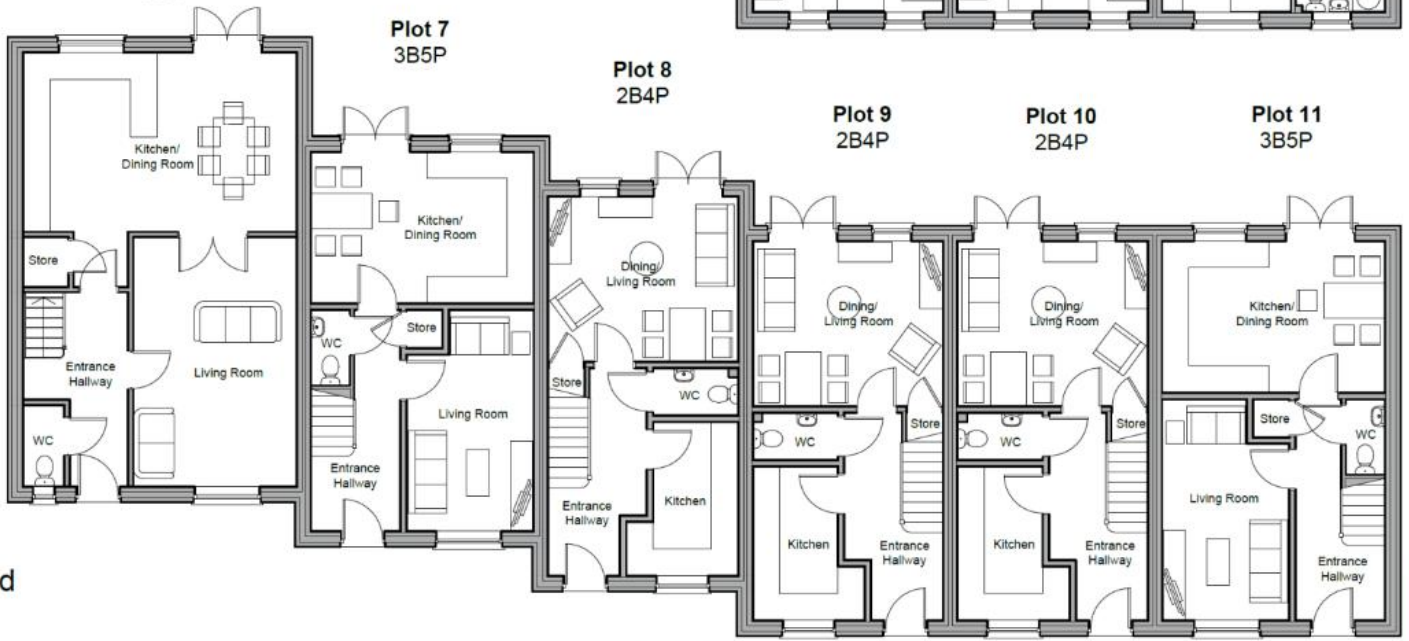




Proposed front elevation and Ground floor Plan of flats and Plot 5







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



## Main Consideration

- Principle of the development of residential units on this District Centre site and therefore whether the proposal is in compliance with RNPP<sub>1</sub>



# Recommendation

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

- Standard Time Limit
- Approved plans and documents
- Materials as submitted
- Layout of vehicular access
- Cycle Storage
- Electric vehicle charging
- Discharge of surface water
- Parking areas to be provided and retained
- Bin storage
- Service Management Plan
- Traffic Regulation Order
- Surface Water Disposal
- Management of Surface Water Disposal
- SUDS Components
- Construction Surface Water Management Plan
- Ecological Avoidance and Mitigation Strategy
- Lighting design strategy for biodiversity
- Ecological Enhancement Strategy
- Land Contamination
- Noise survey
- No piling
- Construction Management Plan
- No burning of materials
- Management Plan of communal areas
- Landscaping
- Means of enclosure
- Commercial unit delivery trigger
- External lighting
- £15,000 to SCC to implement TRO