



Welcome

Welcome to the Public Consultation for Homes for Rendlesham

Thank you for attending today's exhibition and for taking an interest in our proposals for new homes to the north of Rendlesham.

We are sharing emerging plans for a residential-led development, with community/general store, brought forward by Harris Strategic Land, on land situated at the north-eastern edge of the village. These proposals seek to deliver much-needed new homes in a way that respects Rendlesham's existing character, enhances green space and biodiversity, and supports the long-term sustainability of the community.

This public consultation is your opportunity to find out more about the proposals, ask questions, and provide your views before a planning application is submitted to East Suffolk Council. Members of the project team are here today to answer your questions and to help you learn about our project.

We welcome all feedback and encourage you to complete a feedback form today or submit your comments using the contact details provided below:



Emailing us at newhomesforrendlesham@havingyoursay.co.uk



Calling us on **0844 556 3002** (Monday to Friday, 9am to 5.30pm)


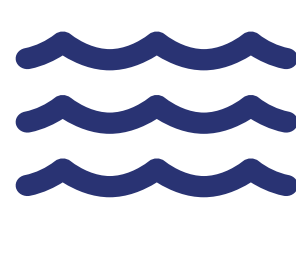






Visiting our consultation website at newhomesforrendlesham.co.uk

Our Plans and Local Need

A High-Quality, Landscape-Led Development

The vision is to create a distinctive and welcoming new neighbourhood that complements the surrounding area, provides homes for local people, and delivers long-term benefits to the community. The proposed development would include:

-  Up to 150 new homes, including affordable housing and single-storey dwellings suitable for older residents
-  A wetland boardwalk and sustainable drainage features, enhancing biodiversity and water management
-  A central village green and play area for community use
-  New pedestrian and cycle links to surrounding streets and local services
-  Community allotments and a shared orchard, creating spaces for people to with neighbours
-  Woodland walks, a trim trail, and areas for informal play and exercise

These features will help integrate the development into the village and support healthy, active, and social lifestyles.

Responding to Local Housing Need

East Suffolk continues to face a significant need for new homes to support local people, particularly affordable housing and age-appropriate accommodation.

This development would make a meaningful contribution to the local housing supply in a way that is sensitive to the village setting, while also addressing the wider regional need for sustainable development.





Following policy changes from the Government in December 2024, East Suffolk needs more homes. The new targets set mean that the local area needs around 1,600 new homes every year, up from a previous target of around 900. At the moment, according to a Housing Position Statement published by East Suffolk District Council in March 2025, the Council has not identified sufficient land for this number of new homes.

As such, it is important that we bring forward proposals in a sustainable and responsible manner to ensure appropriate development that meets local needs and provides benefits to the wider community.

Inclusive Design, Shared Benefits

A Variety of Homes for a Thriving Community

The proposed development will deliver a balanced mix of homes to suit people at all life stages. The mix is likely to include:



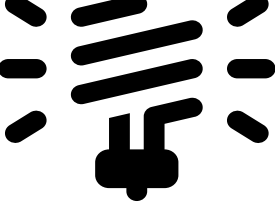

-  Two, three and four-bedroom family homes
-  Smaller homes ideal for first-time buyers and downsizers
-  Affordable housing, provided in line with local policy
-  Bungalows, supporting residents with mobility needs and older people wishing to stay in the area

This range of homes will help ensure that the development supports a diverse and inclusive community.

Design Inspired by the Local Area

Homes will be designed to reflect the village character of Rendlesham, using traditional forms and materials in a modern, high-quality way.

Key design principles include:

-  Attractive streets and frontages with active edges and clear definition between public and private space
-  Green corridors and open spaces woven throughout the development
-  A focus on sustainability, with homes built to high energy efficiency standards using low-carbon technologies where appropriate
-  Parking that is convenient but discreet, to support walkable neighbourhoods

The application will also include provision for a community general store for the benefit of existing and new residents. The wider community will also benefit from the open space, pedestrian links, such as the woodland walk, the wetland board walk and the community orchard.

Site Location and Layout




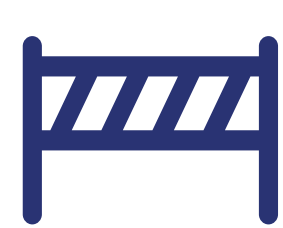



Highways and Access

A Variety of Homes for a Thriving Community

The development will be easily accessible and well-connected to the surrounding village, with a focus on safe and sustainable travel.

Key features of the access strategy include:

-  A main vehicular access from Mustang Way to the south
-  Provision for emergency and service vehicles with appropriate turning space
-  A network of internal streets designed to prioritise pedestrians and cyclists
-  Consideration of traffic calming measures to promote road safety
-  Connections to existing footpaths and bus routes, encouraging walking and public transport use

Access to the site will be designed to support safe and sustainable movement, both for vehicles and non-motorised users. The main vehicular access will be provided via Mustang Way through the new development to the south. Internally, the street layout will prioritise pedestrians and cyclists, with traffic-calming measures incorporated to ensure safety and comfort for all users. The development will also support electric vehicle charging infrastructure.

Access

Access to the site will be via the new access arrangements under construction for Honours Meadows which link the site to Rendlesham. Modelling of the junction will be undertaken to confirm that the additional traffic generated by Phase 2 can be accommodated and submitted to Suffolk County Council Highways department for approval.

The Honours Meadow development will also create a pedestrian/cycle link onto Redwald Road to link to the footways and bus stops. A pedestrian island will be built to help pedestrians crossing the road. The Phase 2 residents will also be able to use this new link.

Accessibility

There are a number of facilities within walking and cycling distance of the site including Rendlesham Community Primary School and Community Centre, GP services and pharmacy, local shops and post office. Additional services such as Woodbridge and Farlingaye High Schools can be accessed via Bus Route 65.



Sustainability

Managing Water Sustainably

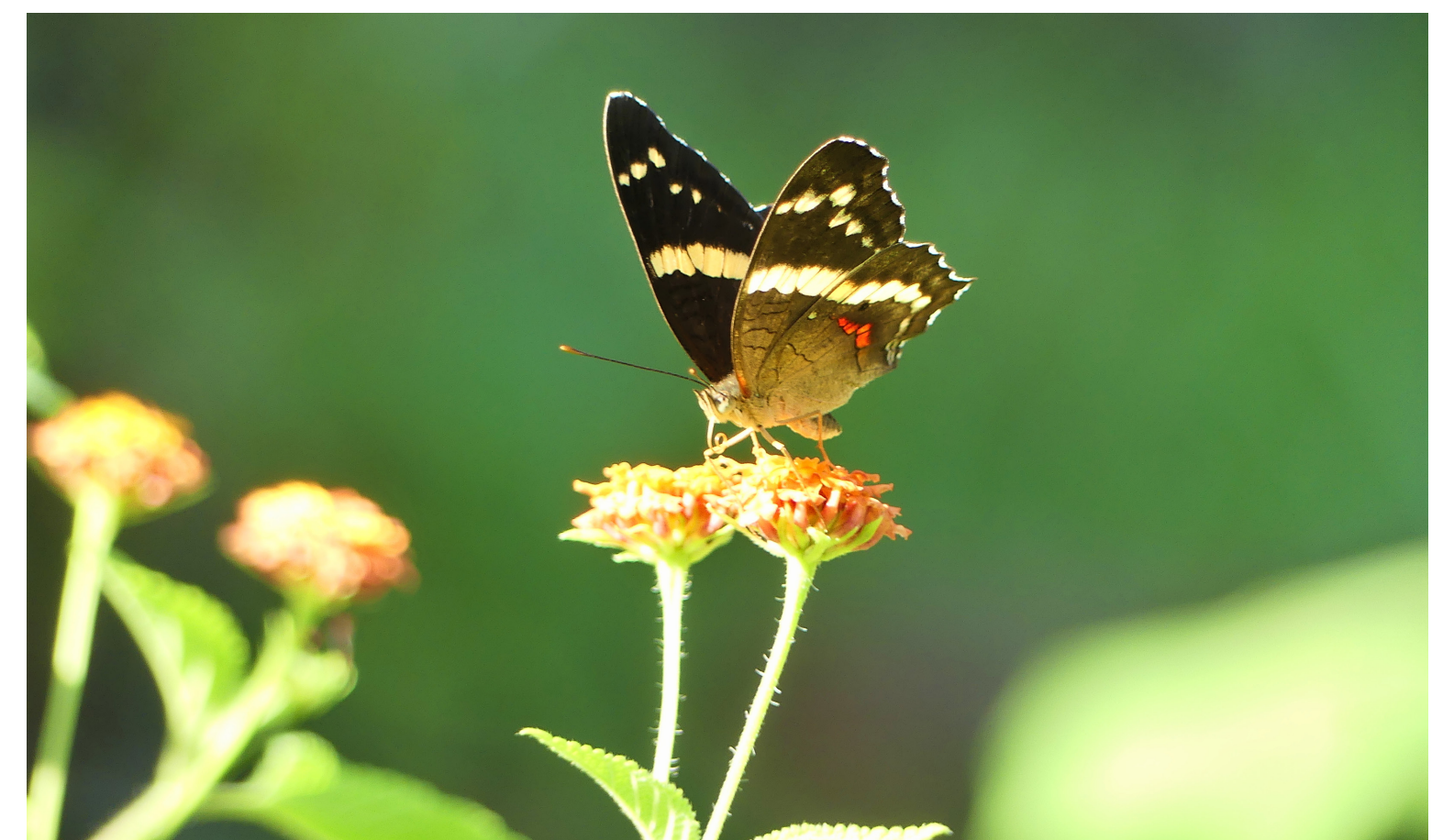
The site is located in Flood Zone 1, meaning it is at low risk of flooding from rivers and the sea. However, sustainable water management remains a priority.

The proposals include a comprehensive Sustainable Drainage System (SuDS), designed to:

- Capture and slow the flow of surface water
- Prevent flooding both on and off-site
- Create new wetland habitats and wildlife corridors
- Add visual interest and support the landscape strategy

A series of attenuation features such as swales, ponds and basins will be integrated into the site design. These will be planted with native species and may include an accessible boardwalk to allow residents to enjoy the space without disturbing the habitats.

Drainage designs will be agreed with the Lead Local Flood Authority and the Environment Agency as part of the planning process.



Achieving BREEAM 'Very Good'

The development also includes non-residential elements, such as drainage infrastructure and landscaped communal areas, which must comply with East Suffolk Council's sustainability policies.

To meet these requirements, and ensure that sustainability is considered holistically, we are designing the scheme to achieve a minimum BREEAM rating of 'Very Good'. This will be achieved through:

- Efficient lighting and water usage
- Responsible material sourcing
- Sustainable drainage systems
- Enhanced biodiversity and ecological value
- Careful construction practices and waste reduction

This means that all aspects of the scheme, not just the homes, will contribute to a low-impact, future-ready development.

Sustainability

A Forward-Thinking Approach to Sustainable Living

We are committed to delivering a development that not only meets local housing needs but also contributes to a more sustainable future for Rendlesham and the wider East Suffolk district.

Our plans have been shaped around principles of **low-carbon living**, **energy efficiency**, and **environmental responsibility**, supporting both local policy objectives and national climate targets.

Meeting the Future Homes Standard

All homes delivered as part of this development will be built in line with the **Future Homes Standard**, which is due to come into effect from 2025. This ensures that each property will be:

- Highly energy-efficient
- Built using modern construction techniques and insulation
- Designed to produce **75–80% fewer carbon emissions** compared to current standards

Our current build-out programme anticipates **construction starting in 2026**, meaning all homes will be fully compliant with the updated **building regulations** from day one.

An All-Electric Development – No Gas Heating

To reduce long-term carbon emissions and future-proof the development, **no homes will be connected to the gas network**. Instead, we are proposing an **all-electric solution** for space and water heating across all homes.

Every property will be equipped with:

- **Air source heat pumps** for efficient, low-carbon heating
- **Solar PV panels** installed on suitable roof spaces to generate renewable energy on-site
- **High levels of insulation and airtightness** to reduce energy use

This approach not only reduces environmental impact but also helps to protect future residents from rising fossil fuel prices.

Your Community

We’re exploring ideas for new homes and community spaces in Rendlesham, and we want your input. What would you like to see in your village. Add your ideas, big or small, to a post-it note and stick it here. Every suggestion helps build a place that reflects the needs and hopes of the whole community.





Feedback and Have Your Say

We Want to Hear from You

Your views are an important part of the design process. This consultation gives you an opportunity to help shape the proposals before a planning application is submitted.

The consultation runs until 2nd June 2025. Please ensure you submit your feedback by that date.

You can share your feedback by:

-  **Completing a feedback form today**
-  Emailing us at **newhomesforrendlesham@havingyoursay.co.uk**
-  Calling us on **0844 556 3002** (Monday to Friday, 9am to 5.30pm)
-  Visiting our consultation website at **newhomesforrendlesham.co.uk**

What Happens Next?

Following this consultation, we will:

- Review and consider all feedback received
- Make changes to the plans where appropriate
- Submit a planning application to East Suffolk Council
- Continue to engage with the local community throughout the process

Thank you for visiting today and for your interest in the future of Rendlesham.

Scan the QR code
to visit our project
website to learn more.

