

Parish: CAPEL ST. MARY**Location: Land north of Dawes Close, Days Road****Proposal: Erection of Very Sheltered Housing Accommodation to include 13 No. bungalows and two-storey apartment block with communal facilities. Construction of a new vehicular access.****Applicant: Orwell Housing Association Ltd****Case Officer: Lynda Bacon****Date for Determination: 02/05/08**

SITE

1. The application site forms part of a field and measures approximately 133 metres along the frontage and has a depth of between 100 and 145 metres and encompasses an area of approximately 1.2 hectares. The southeastern boundary abuts the built up area boundary for Capel St Mary and approximately half the western boundary of the site fronts the village boundary, which is opposite the site. The site is outside of, but adjacent to the defined Built Up Area Boundary of Capel St Mary and is therefore classified as countryside for planning purposes.
2. The western boundary of the application site fronts onto Days Road, the northern boundary abuts Public Footpath No. 10 and the eastern extent of the site borders open agricultural land, all three boundaries are physically unenclosed. To the south east of the application site is Dawes Close, a residential development consisting of 5 detached, two-storey properties that all front on to its access road located adjacent to the boundary with the application site, which is defined by and mature native planting. The ground level of the application site is above that of Dawes Close, being approximately 0.5 metres higher at the front south-east corner of the site. Access to the site would be from Days Road towards the southwest corner of the application site. A Grade II listed building (Ladymead) lies some 40 metres to the south west of the site. Capel Community Church is situated opposite the application site and is a modern, low level, red brick building positioned in the northern half of its plot, with associated surface car parking to the south of the church buildings.

PROPOSAL

3. This planning application seeks permission for the erection of 32 units of very sheltered accommodation in the form of a two-story apartment block containing communal facilities and 19 self contained two-bedroom flats, together with 13 two bedroom bungalows arranged as semi-detached pairs or as terraces of three properties.
4. The apartment block is 'L' shaped in its form, occupying the front north-western quarter of the site and comprises both single-story and two-storey elements. Communal facilities will include the provision of lounge and seating areas, laundry, gym, salon, assisted bathroom, buggie store, IT area and ancillary kitchen, plant, office and staff rooms. The building will be set back from Days Road by a minimum of 10.5 metres.
5. The 13 bungalows are proposed to the east and southeast of the apartment block, and are to be arranged in five staggered groupings of two semi-detached pairs and three terraces of three dwellings. The principal elevations of which all look out over a shared garden area at the centre of the site. Seven bungalows will back onto Dawes Close and the closest bungalow (plot 26) will be 13.5 metres from the boundary with No.5 Dawes Close. Four bungalows will be more than 20 metres from the boundary with Dawes Close and the remaining two bungalows will be a minimum of 14 and 17 metres away.

6. The development will be constructed from buff coloured brickwork, incorporating areas of timber boarding and render, under a slate roof.
7. The layout of the site provides car parking amongst the bungalows together with parking areas arranged near to the site entrance at the southwest corner of the site. Cycle storage for 10 bikes is also included. The grounds will be communal although the ground floor apartments and the bungalows will have access to a small patio/garden area that will be identified by hedge planting or a post and rail fence.
8. The proposed apartment block will have a typical ridge height of 7.6 metres although this increases to 8 metres in two small areas. Generally the eaves will be 5.2 metres high. The bungalows will have a maximum ridge height of 4.6 metres.
9. The applicant's agent has submitted a Design and Access Statement, a supporting statement which includes a summary of the need for the scheme, a list of all sites considered and a supporting statement from Orwell Housing Association. These documents can be viewed in full by arrangement with the case officer but the main points are summarised as follows:
 - The site lies on the northern side of Capel St Mary and is currently used for agriculture. A topographical survey is submitted to indicate that the existing landscaping features are few. Along the southern boundary there is a variety of tree and hedge planting, although there is no other significant planting on the site. There are currently overhead electricity cables crossing the site from east to west and this development includes diverting the cabling and running it underground.
 - The application site lies outside the settlement boundary, however, the opposite side of Days Road is within the village settlement and has a relatively modern church built on it. As such the location of the site is a natural extension to the settlement, and that its development would fulfil the criteria of para 30 of PPS3: being considered under the Rural Exception Site Policy. It would also satisfy Local Plan Policies HS06 and HS07 for Affordable Housing.
 - Capel St Mary has a wide variety of buildings of differing form, scale and age. It is identified in Policy HS03 as a sustainable village, being able to accommodate Rural Exception Local Needs Housing.
 - The applicants, Orwell Housing Association, is working in partnership with Capel St Mary Parish Council, Babergh District Council and Suffolk County Council to deliver the sheltered housing. Suffolk Acre carried out a survey to establish the housing need in mid 2005. A total of 11 potential sites were considered, most were outside the settlement boundary and on agricultural land, some were quickly discounted as either being of an inadequate size or the access was unacceptable. The remaining sites were considered by the Project Team and the Local Planning Authority and then the County Council Highway Engineer. This process satisfies Policy CR11 as there are no more suitable sites that could accommodate the proposed development.
 - A public consultation event took place on the 20th September 2007 and responses were generally positive, and comments made have been acted on where possible and have helped the scheme to evolve.
 - Vehicular access to the site was identified by requirements made from County Council Highway Engineers, and consultations with the Planning Department informed the layout of the site. Consultations have been carried out with the Local Authority Building Control, the Police Architectural Liaison Officer and the County Archaeologist.
 - Approximately 0.2 hectares of this 1.2 ha site will be taken up with 'landscape buffers' to the north and south.
 - The design philosophy behind the proposal is to create a sustainable development, which provides attractive, comfortable homes for residents, who can feel part of a community. The scheme benefits from communal facilities, such as café, IT suite and assisted bathing facilities and will enable existing housing to be released for other families looking for homes in the area.

- Externally the site is set out with 'village Green' type space in the centre. The development is designed to give occupants a sense of place and reference, and somewhere to meet or observe. More private areas are at the rear of the properties, where each bungalow and ground floor apartment has a small patio/garden area. Different spaces are linked by the roadway and a series of footpaths across the site.
- Additional planting to the north and east will provide a buffer to the surrounding fields, softening its appearance and incorporating the development into the settlement and defining the edge to the settlement.
- Car parking is in small landscaped groups, with temporary less used spaces being of 'grasscrete' finish and located towards the edges of the site to allow the communal spaces to be as 'green' as possible.
- A simple range of traditional construction materials will be used in a contemporary way to keep the perceived scale to a minimum by composing the elevations differently and grouping the buildings into clusters. By separating the accommodation into a series of single storey bungalows and a part single storey/part two-storey building, the development will remain domestic in scale.
- Access is from Days Road where currently there is a footpath on the opposite side of the road only. Vehicles and pedestrians are able to access the heart of the site and within the buildings, the design incorporates wheelchair standards.
- The summary of the Suffolk Acre general housing needs survey 2005 identified a total of 54 households in need of sheltered accommodation (32 may require it in the next 10 years 22 are currently on the BDC waiting list), in addition a further 14 households indicated that they may have a need but did not provide a contact address.
- Further supporting information has been received from the applicants detailing the site selection process that expands on information previously received and explains that after a number of sites were discounted on the basis of size, the remaining 5 sites were considered by County Council Highway Engineers who dismissed 3 of these sites on highway grounds. A further site was considered inappropriate due to ransom issues. A matrix was used to examine issues regarding the sites, which informed the site selection in consultation with the Local Planning Authority. The applicants favoured the application site and were aware that it was deliverable and agreed to proceed.

RELEVANT HISTORY

10. None

NATIONAL GUIDANCE

11. **PPS1** (Delivering Sustainable Development) - relates to achieving sustainable development and high quality layout and design.
12. **PPS3** – (Housing) sets out the Governments housing policies for planning, including affordable housing.
13. **PPS7** - (Sustainable Development in Rural Areas) – sets out the Government's policies for rural areas.

PLANNING POLICIES

14. The following Development Plan policies are relevant to this application:
- **HS06** – Local Needs Housing
 - **HS07**– Local Needs Housing
 - **HS39** – Nursing/care/rest homes and sheltered housing
 - **HS30** - Layout and Design
 - **CR01** – Protection of the countryside
 - **CR11** – Development of Greenfield Land
 - **CN01** - General Design

- **CN06** - Listed Buildings
- **CN17** - Archaeology
- **LP01** – Planning obligations

This report only includes policy references. For further details please see Page 4.

OBSERVATIONS

15. PC - No objection. Delighted to receive such positive interest in the proposed development. Seventy nine residents attended the Parish Council meeting and the great majority of those attending were in full support of the scheme and stated that it is something the village has needed for a long time. Capel St Mary has a high percentage of older residents and it is wonderful to finally receive something that will benefit them whilst also opening the door to younger families allowing them to join the village in the houses that will be freed up by this development. There were 11 Parish Councillors present at the meeting, 10 voted for the development and 1 voted against, the vote against did not oppose the scheme but said to make an informed decision the Local Highway Authority recommendations should have been available.
16. LHA – Recommends the imposition of nine conditions to secure the widening of Days Road and the provision of a new footway in accordance with the submitted plans, the provision and retention of visibility splays, the piping/bridging of the ditch, the layout of the access road and footways and the provision and retention of parking and manoeuvring areas. The LHA further suggests seven advisory notes for the applicant’s information.
17. Environment Agency – As the development site exceeds 1 hectare, a Flood Risk Assessment (FRA) is required. As the applicant has not submitted as FRA an objection is raised on the grounds that there is insufficient information to conclude that the development would not give rise to on-site and off-site flooding. They look forward to receiving a FRA that complies with minimum requirements. The applicant is aware of this requirement and a FRA is being prepared.
18. SCC Archaeology – Application site lies in an area of archaeological importance, recorded in the County Historic Environment Record (CSM 010), c 100m to the north-east of the location of a Roman cemetery. There is a high potential for archaeological deposits of this period to be disturbed by this development. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits that exists. There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits. Any permission granted should, however, be the subject of a PPG 16, para 30 condition, to ensure that an adequate record is made of any archaeological features or finds which would otherwise be destroyed by the development.
19. SCC Chief Fire Officer – Comments in relation to access and fire fighting facilities and regarding the water supply and the benefits of providing a domestic sprinkler system.
20. Suffolk Constabulary – Liaison Officer - to be reported verbally at the meeting if received.
21. AWS - to be reported verbally at the meeting if received.

REPRESENTATIONS

22. To date 30 letters have been received, 21 raise objections and 9 offer support. A petition has also been received, signed by 16 individuals, objecting to the development.

The following comprises a summary of the 21 letters of objection received: -

- The site is outside the village envelope.

- Amount of traffic, this is an area where many people walk their dogs and concerned for the elderly residence access. It is on the route of one of the Capel St Mary circular walks and is part of Suffolk Cycle Route B. Days Road and Brook Lane are the only leisure outlets for Capel residents as the A12 is on two sides of the village. The lane is beset with blind bends, high mud banks, a weak bridge and has not been resurfaced in years.
- Not been demonstrated that the proposal satisfies current or future local need. Original survey of residents is out of date and did not refer to Very Sheltered Housing. Demographics of Capel do not fit the national profile. The size and scale of the development is excessive and was determined by the size of the site rather than the housing survey.
- Applicants have failed to look at alternative sites, this site is available rather than suitable. Owners of other sites were not approached. Evaluation of other sites was a token gesture. The site was made available before the housing needs survey was carried out, which has resulted in the Project Team failing to seriously consider alternative sites. At least 2 of the alternative sites are adequate in size for the development, are available and would be accessed via Thorney Road or Rembrow Road at the south-east end of the village. Alternative sites were only considered when residents of Dawes Close identified them. The application site has always been the applicant's preferred site.
- The road is a single-track road where there have been a number of near misses with cars and pedestrians. Busy Sunday Church services cause cars to be parked in the road, which is unsafe and from a highways perspective the site is wholly inappropriate.
- Could Brook Lane be 'access only', or 'one way only', or could speed humps be installed?
- This will be the thin end of the wedge as the village envelope is further extended and represents a projection on the natural shape of the existing village.
- Development not viable package for the elderly, the road is unsafe for walking and is furthest from village amenities surrounding the Co-Op store. Proximity to the mushroom farm, which causes an appalling stench on a number of days throughout the year, cannot contemplate Very Sheltered Housing so close to what is an unnatural and unpleasant environment.
- Number of potential residents from Capel could be low and would expect to draw additional residents from surrounding areas and access to the site is wholly inappropriate particularly from the Hadleigh direction and would encourage use of a single-track road, which would exacerbate dangerous situation.
- Blight on surrounding countryside, the elderly need easy access to amenities and not to be isolated from the core of the community.
- Road is used as a straight line racing track by less careful drivers.
- Access to Little Wenham is via Brook Lane and further traffic on this road could cause more accidents on an already problematic lane.
- Negative impact on local environment and quality of life of existing residents resulting from the significant volume of additional traffic, during and after construction. Existing road users sound their horns to warn approaching users and additional traffic would add to such a problem.
- If development proceeds, the proposal should be amended to provide a greater separation to Dawes Close that would encourage wildlife, a suitable wall or close-boarded fence to be erected along the boundary with No.5 Dawes Close to secure the boundary, extensive external lighting should be avoided and light pollution minimised through appropriate design and sensible regulated use. Measures to protect existing residents during the construction phase are required.
- The scheme provides for the use of 'buggies' (electric scooters), some scooters (class 3) would legally be allowed to travel along Days Road, others (class 2) are not allowed on roads and would have to cross the road to use the footpath on the western side. Traffic travels briskly along Days Road and it would not be safe for a 'buggy' to travel in the road or to cross it below the brow of a hill. It is not clear whether a wider footway on the eastern side of Days Road is intended, the existing footway is about two feet wide.

Any associated costs must be covered by the developers and adjacent land owners are not prepared to forgo land in order for the road to be widened.

- Days Road is characterised by the individuality of housing and the large development proposed is out of keeping and will be particularly offensive when approaching from the Hadleigh direction. The development is more in keeping with the style of housing off Thorney and Rembrow Roads.
- Is the development actually for Very Sheltered Housing as to qualify a minimum of 4 hours/week personal care plus support should be required, the application states that there is no requirement on the minimum level of care required.
- What form will the planting on the south boundary (with Dawes Close) take?
- Why is there provision for parking of 10 bicycles?
- Why do all units have 2 bedrooms and 2 bathrooms? The 2005 survey stated that over a third of those expressing an interest in sheltered housing wanted one rather than two bedroom units.
- Potential to change the use in the future.
- There is an existing drainage problem with rainwater from the site running onto Dawes Close, more substantial measures are required to deal with the disposal of rainwater.
- The area is currently relatively free of light pollution and expect the development to ensure that the existing properties will not be subject to any obtrusive lighting.
- The development should be screened well with hedging and lighting should very low.
- The site is likely to only have been visited once or twice and the visits were not long enough to appreciate the existing road layout and its inadequacies. The location does not support a large scale development that could add upwards of 20 –30 vehicles (excluding daily visitors).
- The supply of mains water may be an adverse consideration. Capel has been enlarged beyond all recognition and the infrastructure in the village centre lags behind.
- Little Wenham is sacrosanct and must be protected from creeping development.

23. The following comprises a summary of the 9 letters of support received: -

- Having several elderly and ageing relatives living in the village, as well as younger family members, it is source of concern that that there currently a lack of sheltered accommodation, leading to the likelihood that families and indeed the community being broken up as members age and need more support.
- The site seems very suitable, being close to the facilities of the village, easily accessible on foot and having no obvious negative impact on any other residents.
- The development would be a valuable part of building a sustainable community.
- Whole-hearted support for this very important facility for the village at the present time and in the future. We are aware that a number of residents welcome the scheme and may well need to use it in the years to come.
- Senior citizens deserve to have such a wonderful facility provided for them in the village.
- Capel Community Church fully support the scheme explaining that the churches in the village have been involved from the outset and that it has been a privilege to work together with a dedicated team of professionals, who want to see the scheme completed for the benefits of the residents of Capel and the surrounding area.
- As a resident of Capel for some 47 years I am delighted that a sheltered scheme is being considered. To keep our old and vulnerable people close to us, is a timeless need for all that blinds the community in a vital caring and sharing way.
- There is already a need, which is sure to increase. The other potential sites would attract an equal amount of opposition, particularly as they would involve traffic passing through predominantly family areas where children may be playing.
- Support the concept, the site and the design, which provides a largely low storey development, with the two-storey building placed on the outer edge, which has a mature hedge that will be supplemented by further planting.

- The main issue is need and a village the size of Capel should have the facility to enable it's residents to live out their days in proximity to neighbours, friends and familiar facilities.
- The village is ideal for families and many have moved in parents to help with childcare etc. these older people have often moved away and it would be a great asset to the village to offer accommodation when the elderly become in need.
- Assistance would be available immediately and the elderly would not have to rely on relatives and neighbours.
- The day may well come when a sheltered flat or bungalow is required and would be grateful to stay in the village where we have lived for 34 years.
- Have prevaricated long enough and lost forever opportunities to have such a scheme and ask Babergh to give its full support to enable it to become a reality as soon as possible.
- Fully appreciate the need for such sheltered housing within the ageing population of the village and surrounding communities. The objectors may yet be pleased to make use of the proposed scheme in future years.
- Support the due process of the planning procedures so far in recommending this site.
- As a resident of the village for 20 years, support for the scheme is give as it is believed that there is an increasing need to cater for the elderly in the village and that the scheme will be of real benefit to Capel.
- A life long resident of Capel is saddened that there is so much controversy over plans that will benefit the community and have already put own name forward for consideration.

PLANNING CONSIDERATIONS

24. The application does not propose housing for general needs; it proposes housing (32 units), which would be managed by a Registered Social Landlord solely to meet an identified local need. In planning policy terms, the site lies in the countryside, wherein there is a general presumption against new residential developments. The lead planning polices in this case are therefore Policies HS06 and HS07 relating to Local Needs Housing and Policies CRO1, HSO4 and CNO1, and HS30 of the Local Plan Alteration No 2 aimed at protecting the countryside and safeguarding it from development, securing a good quality of design for new residential development that respects the character of the area, residential amenity and road safety.
25. In these respects the following principle issues are relevant to the determination of this case:
- Housing Need
 - Sequential approach
 - Layout and Design
 - Highway Issues
 - Other issues

Housing need

26. Planning Policy Statement 3 (Housing) supports the use of a Rural Exception Site Policy to deliver affordable housing in small rural communities. PPS3 is read in conjunction with the Delivering Affordable Housing Policy Statement (2006), in which affordable housing is defined as;

‘including **social rented** and **intermediate housing**, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for:

- (i) the home to be retained for future eligible households; or
- (ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing is rented housing owned and managed by local authorities and Registered Social Landlords (Housing Associations) and **Intermediate affordable** housing is housing at prices and rents above those of social rent but below market price or rents; and which meet the criteria set out above.

27. Policy HS06 provides for the development of rural exception sites for local needs housing, whereby local need is discussed in the supporting text as including affordable housing and housing to meet the needs of specific groups (para 3.46). The text goes on to explain at para 3.48 that 'local need' refers to people in defined categories who cannot afford to purchase a low-cost dwelling at the prevailing market value.
28. Policy HS06 states that providing schemes submitted by Registered Social Landlords (or Circular 6/98 compliant providers) are in accordance with a defined local housing need either as defined in the Council Housing Survey or similar reliable survey concluded to the satisfaction of the Council then exceptionally planning permission for local needs housing will be granted. This is, however, subject to the Village being listed in Policy HS03 and the scheme being on a site within or abutting the built up area of the Village and further being acceptable in relation to the size and character of the village. Policy HS06 also requires the following criteria will need to be met:-
- a) The local housing need cannot be adequately met by other planning policies including social housing provision associated with Local Plan housing allocations;
 - b) The proposed development, by virtue of its size, scale and type will not exceed the identified local need;
 - c) The type of dwellings to be provided are consistent with the needs identified by the Housing Needs Survey and agreed in advance by the Council.

The application is assessed in respect of these policies as follows;

29. Capel St Mary is a large village, listed in Policy HS03, with a range of community facilities, shops and some employment opportunities. The site proposed to accommodate the very sheltered housing scheme is located to the north west of the village, adjacent to existing housing development, with the Community Church opposite. The site is outside of, but abuts the defined built up area boundary of the village.
30. The applicant confirms that nationally, the population is ageing, which is particularly evident in Suffolk. The latest draft of the Council's Strategic Housing Market Assessment confirms that the local population has a high proportion of older people, many of whom under-occupy their current accommodation. This applies across all tenures.
31. The application scheme will provide 6 units for rent and the remaining 26 would be available on an 80% (max) leasehold/shared ownership basis. All units would be available to qualifying local residents only, via the BDC housing register and Babergh would retain 100% nomination rights. Furthermore, all occupiers must be aged 60 years and over and all would have an assessed care need with priority given to those requiring 4 or more hours on site support per week.
32. The Council's Housing Needs Survey completed in late 2004 confirmed a shortfall in housing provision for older people, across all tenures, in Capel St Mary. Section 1.12 of the Survey confirmed a requirement for 76 very sheltered units, 49 of which should be in the private sector. A key recommendation (para.1.14.3) of the survey was to develop extra care accommodation for the frail elderly. The current proposal seeks to achieve this. The number of units proposed by the development (32) does not exceed the need for very sheltered units

(76) as identified by the Council's Housing Need Survey 2004, nor does it exceed the 54 households identified as requiring some level of sheltered accommodation by the Suffolk Acre survey carried out in 2005.

33. The housing need in Capel St Mary is therefore proven and given the size of need and very limited scope for infilling within the village it is highly unlikely that it would be met through social housing provision as part of windfall sites developed under policy HS08. Neither will the need be met by other planning policies of the Local Plan as there are no land allocations for new housing development within Capel St Mary, where provision could also be sought under policy HS08.
34. As stated above, six of the units would be available for rent and the remaining 26 would be available on an 80% (max) leasehold/shared ownership basis, all available to qualifying local residents only. This tenure type reflects the identified need from the housing register and the housing needs survey and this tenure type and size of the units was agreed with the Council's Housing Enabling team prior to the design and submission of this scheme.
35. In order for the development to be acceptable as a rural exception scheme, it must also deliver affordable housing using the definition quoted at para 26 above. The development includes 6 properties that will be available for rent, which complies with the social rented element of the affordable housing definition. The 26 shared ownership/leasehold properties will be subject to an 80% cap on purchasing and as such 20% will always be retained with the Registered Social Landlord and therefore cost prices will always be below market prices. Furthermore, a variable percentage of equity can be purchased according to the applicant's financial ability. As a guide, the applicant's have indicated that the flats are likely to be priced at £180,000 and the bungalows are likely to cost £200,000 and as the average property value in Babergh is £229,148 it has been demonstrated that the development will be below market prices, in accordance with the intermediate affordable housing element of the affordable housing definition.
36. The proposal also needs to demonstrate that the type of dwelling to be provided is consistent with the needs identified by the Housing Needs Survey. The Suffolk Acre survey (2005) identified that 20 two-bed units were required with 12 one-bed units and a further 6 respondents were unsure. The development proposes 32 two-bed units and the applicant has confirmed that two bedroom properties are being provided because experience has shown that demand from older people is mainly for two- bed units and that one-bed units have become increasingly hard to let or sell as extra space is required for visitors and/or for health reasons residents may need to have separate bedrooms. Policy HS07 requires the scheme to be economically viable and it therefore accepted that the type of dwelling proposed is consistent with the identified need.
37. In the light of the above, the scheme is acceptable and complies with planning policy HS06 and HS07. On this basis, the scheme falls to be judged against the policies which seek to secure a high standard of housing layout and design in the interests of protecting the environment (including the setting of the adjacent listed building) whilst safeguarding residential amenity and road safety. It also has to be considered whether the proposed site is the best available in the village.

Sequential approach

38. The application site was selected following an investigation into the availability of other alternative sites within or adjacent to the village by the applicant in consultation with the Local Planning Authority and the Local Highway Authority. Full details of the selection process are available on file however, it is accepted that the site-by-site analysis as summarised in the final bullet point of para 9 above, illustrates that the application site represents a suitable location for the development.

Layout and Design

39. The layout of the development, its scale and proposed materials are described at paragraphs 3-8 above. The scheme has been designed to respect the depth of development adjacent to the site at Dawes Close. The scheme has been designed around 'village green' type communal spaces with a part one/two storey apartment block situated towards the front of the site together with terraces of bungalows located in depth. The composition of the apartment block has been broken down by the use of a variety of traditional materials and a staggered footprint with relief to the elevations. The design of the bungalows and their spacing within the site presents a low level, low impact form of development and overall the perceived scale of the development is of domestic proportions. A mix of construction materials are proposed. A condition is recommended to ensure samples are submitted for approval so as to ensure that materials are incorporated which are sympathetic to the site's rural location.
40. The orientation of the proposed bungalows and their siting in relation to boundaries has been considered in order to ensure a satisfactory relationship with adjoining residents. Given the separation between the proposed bungalows and those in Dawes Close, together with the existing landscaped screen to the south of the site that will be supplemented with further planting and the fact that the accommodation is single storey, the development is considered to respect neighbouring amenity and it is noted that objections have not been received in relation to loss of privacy or dominance. Similarly, the development would not be harmful to the setting of the listed building to the south east which is on the opposite side of the road and sufficiently distant from the site so as to preserve its setting.
41. Parking is proposed in communal areas towards the front of the site, near to the vehicular access, and will be screened by new planting. The overflow parking area will be finished in grasscrete so as to soften its impact. Parking spaces adjacent to the bungalows within the site will be of a bound gravel surface as will the rear section of the access roadway. The main roadway and footpath will be block paved. No garages are proposed and new planting is proposed to all boundaries to soften the potential impact upon the countryside and adjacent development

Highway Issues

42. A significant proportion of the objections received have referred to the suitability of the local road network to accommodate the increase in vehicular traffic associated with the development. The Local Highway Authority have not however, raised any objection to the proposal and recommend the imposition of standard conditions to secure, amongst other things, the provision of satisfactory visibility splays, the widening of the Days Road and the provision of a footpath at the site frontage, as per the submitted plans.

Other issues

43. Representations have been made by local people on other matters, most notable:

Drainage

The Environment Agency have confirmed that a Flood Risk Assessment should be submitted to conclude that the development would not give rise to on-site and off-site flooding. The applicant has commissioned a Flood Risk Assessment and the recommendation below reflects the need for a submission.

Lighting and landscaping

Will be controlled by conditions of the planning permission.

Support

There is a high level of public support for this development.

REASONS FOR APPROVAL

44. Having regard to the housing needs of Capel St Mary, the location of the site abutting the built up area boundary of the village, the availability of other village facilities and the lack of alternative sites capable of delivering an affordable housing scheme, the proposal is an acceptable exceptions based local needs housing scheme and is in accordance with the provisions of policies HS06 and HS07 of the Babergh Local Plan Alteration No. 2 (2006). Furthermore, the proposal complies with Local Plan policies HS30, CR01, CR11, CN01, CN06, CN17 and LP01. These seek to protect the countryside from inappropriate development. They also seek to secure quality layouts and designs in new housing developments which respect the local context and do not adversely affect highway safety interests. The application represents an acceptable proposal in housing need and design terms which would not have unacceptable adverse impacts on traffic/pedestrian road safety, residential amenity or the character of the area, the setting of the adjacent listed building or the environment in general.

RECOMMENDATIONS

- (1) Subject to the submission of a satisfactory Flood Risk Assessment the Solicitor to the Council be authorised to secure a s106 Planning Obligation to:
- a) Ensure that the development is managed in such a way as to meet identified housing needs in perpetuity; and
 - b) Restrict occupation to qualifying local residents, aged 60 years or over and having an assessed care need with priority given to those requiring 4 or more hours on site support per week.
- (2) Subject to the Planning Obligation referred to in Resolution (1) above being secured the Chief Planning Control Officer be authorised to Grant Planning Permission subject to the following conditions:
- Samples and details of Materials to be submitted;
 - Landscaping
 - External lighting
 - Boundary treatment
 - As recommended by CHA
 - Archaeology
 - Drainage;
 - Levels;
 - PD restrictions –no extensions, garages, outbuildings, fences walls or other means of enclosure, no alterations to the external appearance of the dwellings as approved.
- (3) That in the event of the Planning Obligation referred to in Resolution (1) not being secured the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
- Residential development in the countryside contrary to Structure and Local Plan settlement planning policies.