

C08/2095

17. The dwellings hereby permitted shall be provided to Housing Corporation Standards and shall be managed by a Registered Social Landlord in accordance with its constitution and practices. The affordable housing shall be allocated to a person nominated from the Common Housing Register operated in the District of Suffolk Coastal or any housing waiting list taking its place who:
- a) has lived in Yoxford for the preceding three years, or
 - b) has a place of work in Yoxford, or
 - c) has parents or close family who have lived in Yoxford for the Preceding three years, or
 - d) can demonstrate some other local connection to the satisfaction of the District Council, or
 - e) was forced with the preceding three years to move from Yoxford because of a lack of suitable accommodation.

If there are no persons who qualify under (a-e) above the Registered Social Landlord shall allocate on the same basis to persons with an interest in the adjoining parishes. In the event that there are no qualifying persons under the above allocation criteria, the District Council shall have the right to nominate to the Registered Social Landlord an applicant seeking accommodation in Yoxford not fulfilling the above criteria from the Common Housing Register operated in the District of Suffolk Coastal or any housing waiting list taking its place.

Darsham
Kelsale
Middleton
Peasenhall
Sibton

Reason: To ensure the provision of appropriate levels of affordable housing.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amended) (No 2) (England) Order 2008 [or any Order revoking or re-enacting the said Order] no windows or openings shall be inserted/added into the Windows on the South East elevation of Plot 1 and South West elevation of Plot 8, unless otherwise agreed in writing with the local planning authority.
- Reason:** To avoid the possibility of unacceptable loss of privacy to neighbouring properties.

Summary fo Reasons for Approval:

The development is acknowledged to be a departure from Policies AP27 and AP118 of the Local Plan in that it represents estate scale development in a village designated for infill and groups of no more than 5 dwellings.

The Council however recognise Yoxford as a sustainable settlement within which there is a need for affordable housing. In the Councils view the site off Meadowland's Close is well suited to a development of the scale and form herein approved that will accord with Policy AP38A of the Local Plan relating to affordable housing.

The reduction in the number of dwellings from 19 to 15 allied to the imposition of appropriate Planning Conditions, in the Councils view, secure and appropriate standard of housing and public open space on this site.

The Council did not consider that other issues relating to traffic volumes, traffic safety, drainage and overall impact on residential amenity were of sufficient weight to warrant refusal.