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Our Ref: JC/gc

13 December 2019

Dear Steven

**Application for Reserved Matters Approval on Land north of Waldingfield Road, Sudbury**  
**Application reference DC/19/04650**

I write in relation to the Housing Officer's recent response (11<sup>th</sup> December 2019). As previously confirmed, the proposed mix of comes comprises a genuine range of sizes and types that are reflective of local market demand. The proposed mix is fundamental to bringing forward a deliverable and viable scheme, which remains capable of supporting a policy-compliant amount of affordable homes.

In addition to the above, and considering the site context, on the edge of Sudbury's built area, the site and location lend itself to providing a greater proportion of family sized dwellings. The scheme provides 6no. bungalows and 6no. ground floor flats, which could be considered in the same vein as a bungalow given all the accommodation is on the ground floor. The Chilton Woods Masterplan Area provides a suitable location, context and opportunity to provide a greater number of smaller-sized dwellings, concentrated around key community amenities and non-residential activity, such as the local centre and primary school. Unlike the site, subject of this reserved matters application, the Chilton Woods Masterplan Area can afford a range of densities and could accommodate areas of denser development, incorporating smaller units, away from the designated heritage assets such as the Grade II\* Chilton Hall.

Notwithstanding the above, and in accordance with planning case law, because mix is not a reserved matter, and there are no planning conditions or obligations associated with the outline planning permission relating to mix, the Council are not in a position to negotiate or control housing mix at this stage. As such, the proposed housing mix remains unchanged.

In response to Officer's query regarding the flats over garages, I am pleased to confirm that the flats are over car ports rather than garages. This will therefore enable the RP to take on the freehold. I trust this is acceptable and provides the Housing Team with the information they require.

I trust the above provides the Housing Team with further confirmation on the proposed scheme.

Yours sincerely

**Jen Carroll BA(Hons) MSc MRTPI**  
**Senior Associate Director**

