

**Planning Department  
West Suffolk Council**

06 August 2021

**Our ref:** P864

**Your ref:** DC/16/0473/OUT

**By email:** [planning.technical@westsuffolk.gov.uk](mailto:planning.technical@westsuffolk.gov.uk)

Dear Sirs,

**S73 Application to vary Condition 19. Outline Planning Application (Means of Access to be considered) – Residential development of up to 30 dwellings, associated garages, ancillary development, public open space and landscaping. DC/16/0473/OUT**

The above planning application was granted planning permission on 15<sup>th</sup> August 2017.  
Condition 19 of the permission states the following:

*The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:*

<b>Reference No:</b>	<b>Plan Type</b>	<b>Date</b>
Site Location Plan		21.03.2016
CS/063627/05 F	Masterplan	21.03.2016

This application seeks to vary condition 19 in order to replace/supersede Masterplan CS/063627/05 F with Plan 1299-003, as hereby submitted.

The Masterplan retains the core elements of the Masterplan as previously agreed i.e. access, general configuration, road layout, LAP, open space and landscaping.

A total of 30 new dwellings are shown on the amended layout. A revised housing mix is set out below:

## PROPOSED HOUSING MIX

	No of Bedrooms	No
Market Housing	3	7
	4	14
	<b>Total</b>	<b>21</b>
Affordable	1	2
	2	4
	3	2
	4	1
	<b>Total</b>	<b>9</b>

## COMPARISON WITH HOUSING MIX AS PROPOSED BY PREVIOUS EMAIL

No of Bedrooms	CS/063627/05 F (as agreed)	1299-003 (as amended)
1		2
2	10	4
3	11	9
4	9	15
Total	30	30

The amended Masterplan incorporates the preferred mix of the Housing Officer as per correspondence dated 4<sup>th</sup> February 2021. The private dwellings are all to accord with National Space Standards as per the emerging aspiration of the Council's Planning Policy and again so as to reflect prior correspondence with planning officers. This proposal, therefore, provides an improved mix of dwellings meeting wider needs and aspiration than the previous scheme.

I look forward to confirmation that the enclosed application has been validated. If you have any questions in the meantime please do not hesitate to contact me.

Yours sincerely



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