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Development Management
Babergh District Council Planning Department
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

25th October 2021

Dear Ms Scott,

Re: Application for full planning permission:
The Horse & Groom, 35 East Street, Sudbury, CO10 2TU

“Conversion of existing outbuilding (Sui Generis) to provide one dwelling (C3) utilising existing access off Upper East Street, with associated parking and hard and soft landscaping”.

I am writing in my capacity as Planning Agent acting on behalf of Cordage 32 Limited (the “Applicant”) to formally request planning permission.

The application responds to the recent refusal of planning permission, of which the single reason was that the development would, by virtue of the proximity of the dwelling to the adjacent public house, create an inappropriate amenity interface, potentially leading to unreasonable restrictions being placed on the Public House operation. Following the refusal, a noise impact assessment was undertaken which concluded that the noise associated with the Public House & road traffic noise will not have an adverse impact on the proposed residential dwellings. We trust therefore that this resubmission will allow you to view the application positively.

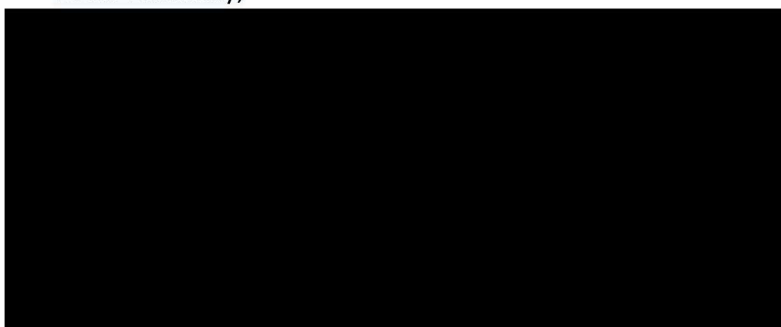
I enclose the following documentation:

- Completed Application Forms
- Topographical Plan - prepared by Encompass
- Existing and Proposed Plans - prepared by CDL
- Transport Statement – prepared by TPA
- Heritage Statement – prepared by Pegasus Group
- Noise Impact Assessment – prepared by Airtight Noisecheck
- Noise Management Plan – prepared by Airtight Noisecheck
- Preliminary Roost Assessment Report – prepared by Hampshire Ecological Services Limited

This resubmission is submitted within 12 months of the original refusal and therefore we request this is considered a free go.

I trust the enclosed will enable the Council to permit planning permission without undue delay. If you have any queries relating the proposals, please do not hesitate to contact me directly on 01243 697707 or karen@cpclanningconsultants.co.uk.

Yours Faithfully,



Karen Vilday
Assistant Planner
CPC Planning Consultants Ltd.

Cc. Cordage 32 Limited. Encl. Application documents as above