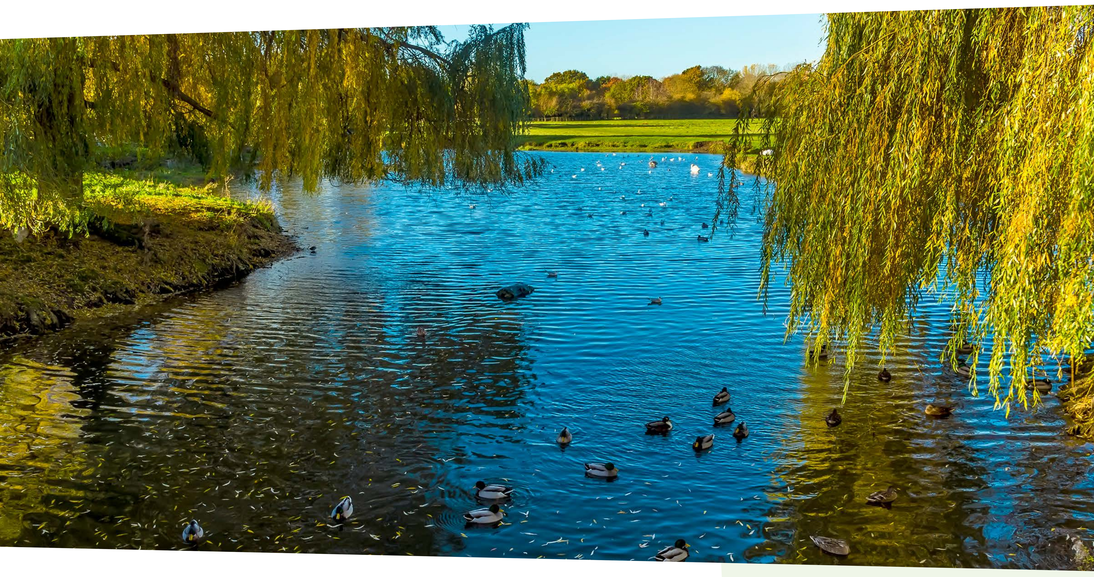
Welcome

Welcome to Cilldara Group's community consultation on the emerging proposals for Land West of Chilton Woods, Sudbury.



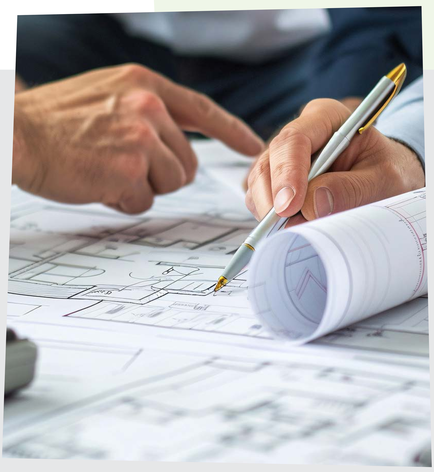
We are preparing plans for a sustainable, landscape-led extension to the north of Sudbury. The proposals seek to deliver up to 750 high-quality new homes, including 35% affordable homes, alongside opportunities for education, employment, retail and care uses, extensive public open space and supporting infrastructure.

Our plans are at an early stage and we are engaging with the community before submitting an outline planning application to Babergh District Council. Your feedback will help us understand local priorities and refine the proposals where possible.

Introducing the proposals

This exhibition introduces the emerging proposals and explains the planning context, site location and work being undertaken by the project team to date. Members of the team are available throughout today's event to answer any questions you may have.

Once you've viewed the banners, please complete a feedback form or submit your comments online. All responses will be reviewed as the proposals continue to evolve.



About Cilldara Group

Cilldara Group has extensive experience in promoting and delivering sustainable residential, commercial and mixed-use developments across the UK.


Homes previously delivered by Cilldara Group

Sustainable placemaking

The company works collaboratively with local authorities, landowners, consultants and local communities to create well-designed places that respond to local needs and provide lasting benefits. Its approach focuses on delivering high-quality developments that are thoughtfully integrated into their surroundings.

Sustainability sits at the heart of Cilldara's approach, balancing environmental, social and economic considerations to create places where people want to live, work and thrive.



Find out more

You can find out more about Cilldara Group and its approach at **www.cilldaragroup.com** or by scanning the QR code.

Site location

A well-connected location on the northern edge of Sudbury.

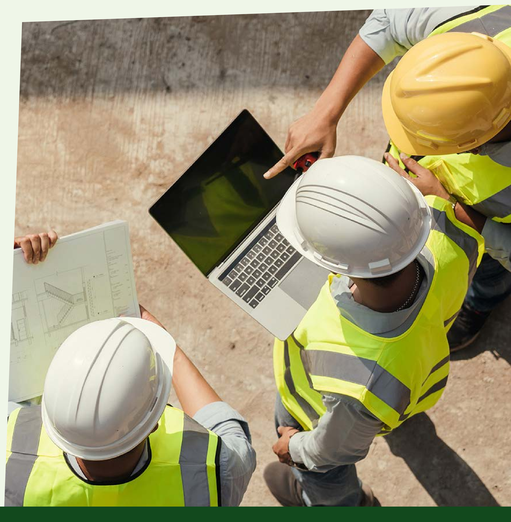


The site lies on the northern edge of Sudbury, immediately north of the A134. It comprises approximately 45 hectares (111 acres) of agricultural land extending towards Mills Lane, including land within and adjoining the strategic development allocation known as Chilton Woods.

Woodhall Business Park and Tesco Superstore are located to the south-east, while Sudbury town centre lies to the south beyond the A134.

The site is also connected to an established network of Public Rights of Way running through and around the land, providing opportunities to strengthen walking and cycling links with the wider Chilton Woods area and surrounding neighbourhoods.

Its relationship with the existing strategic development, the A134 and nearby services provides an opportunity to deliver a comprehensive mixed-use neighbourhood in a sustainable location.



Planning background and policy context

Site Allocation Plan under Policy CS4 of the Babergh Core Strategy (2014)



Policy context

Approximately 23.6 hectares (59 acres) of the site is scheduled for development as it is within the Chilton Woods Strategic Site Allocation under Policy CS4 of the Babergh Core Strategy (2014). This supports a mixed-use expansion of Sudbury, including homes, employment, education, open space and community facilities.

Outline planning permission for the wider Chilton Woods allocation was granted in 2018. Taylor Wimpey commenced development on the land to the east, re-naming this part of the site 'Westland Heath'.

The remaining 21.4 hectares (53 acres) of the site being consulted on is not currently allocated for development. These proposals would therefore be considered through a new outline planning application. The current proposals seek to bring the allocated and adjoining land together in one landscape-led masterplan.

Meeting local housing needs

There is an ongoing and significant need for new homes across Babergh District, including in Sudbury. Babergh District Council's latest published assessment identifies a 4.68-year supply of deliverable housing sites, below the Government's five-year requirement. Government targets are set to increase further in 2028, placing greater pressure on finding suitable locations for residential development within a predominantly rural district.

Sudbury with Great Cornard is the largest town in the District and therefore provides one of the few locations in the district capable of delivering sustainable growth, and the ability to accommodate new homes alongside supporting infrastructure, jobs, schools, green spaces and community facilities.

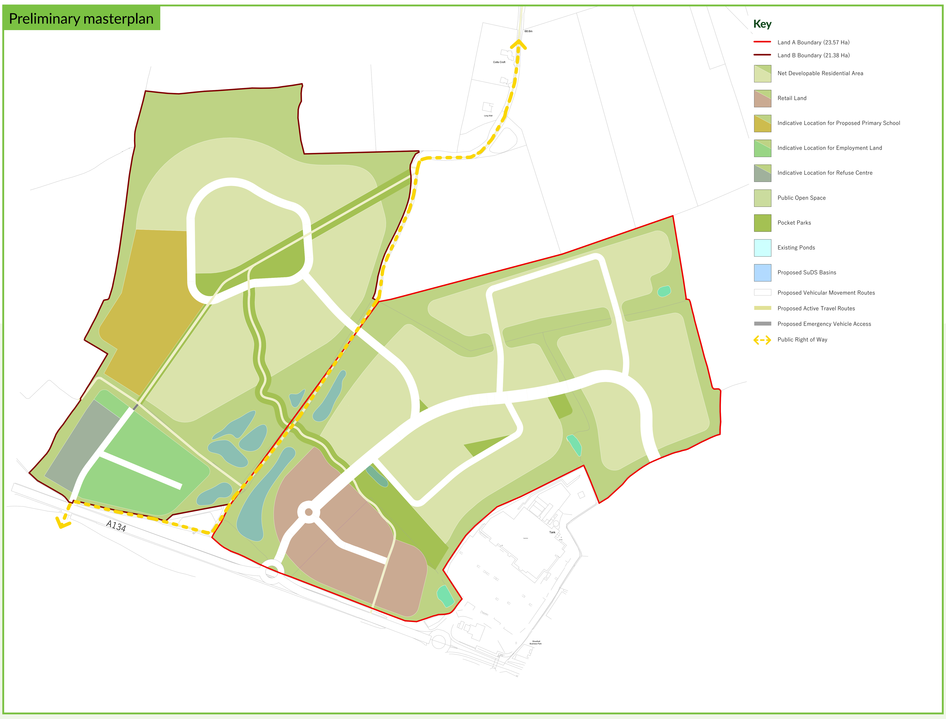
Cilldara

Land West of Chilton Woods
Sudbury

Proposals

Our vision is to create a sustainable, landscape-led extension to Sudbury that delivers much-needed new homes alongside community facilities, employment opportunities and extensive green infrastructure.

Preliminary masterplan



Key benefits

The emerging proposals include:

A mix of up to 750 high-quality new homes, forming a sustainable extension to the north of Sudbury.

35% affordable homes, helping meet identified local needs across Babergh District.

Land reserved for a primary school with early years provision.

Approximately 16ha of public open space, creating a landscape-led development with extensive green infrastructure.

At least a 10% biodiversity net gain, enhancing habitats and supporting local wildlife.

Provision of new household waste facility.

New walking and cycling routes, connecting the development with the wider Chilton Woods community and surrounding Public Rights of Way (PROWs).

A comprehensive Sustainable Drainage System (SuDS), designed to manage surface water responsibly.

Energy-efficient homes, designed to meet modern environmental standards.

Land for employment uses including retail, hotel, care home, office, industrial and warehousing

Landscaping, open space and biodiversity

A landscape-led approach at the heart of the development.



Approximately 16 hectares of publicly accessible open space would form a defining feature of the new neighbourhood, creating attractive places for recreation, walking, cycling and spending time in nature.

Existing trees, hedgerows, ponds and other landscape features will be retained and enhanced wherever practical, supported by new tree and hedgerow planting as well as a network of green edges around the majority of the development.

Landscape proposals

The landscape proposals include:

- **Landscaped green spaces** for existing and future residents.
- **New tree and hedgerow planting** to help integrate the development into its surroundings.
- **New habitats, species-rich grassland and green corridors** to support wildlife and improve habitat connectivity.
- **Sustainable drainage features** designed to provide habitat and landscape value as well as managing surface water.
- **Play space for children.**
- **The integration of existing Public Rights of Way,** including the bridleway through the site, with new walking and cycling routes.

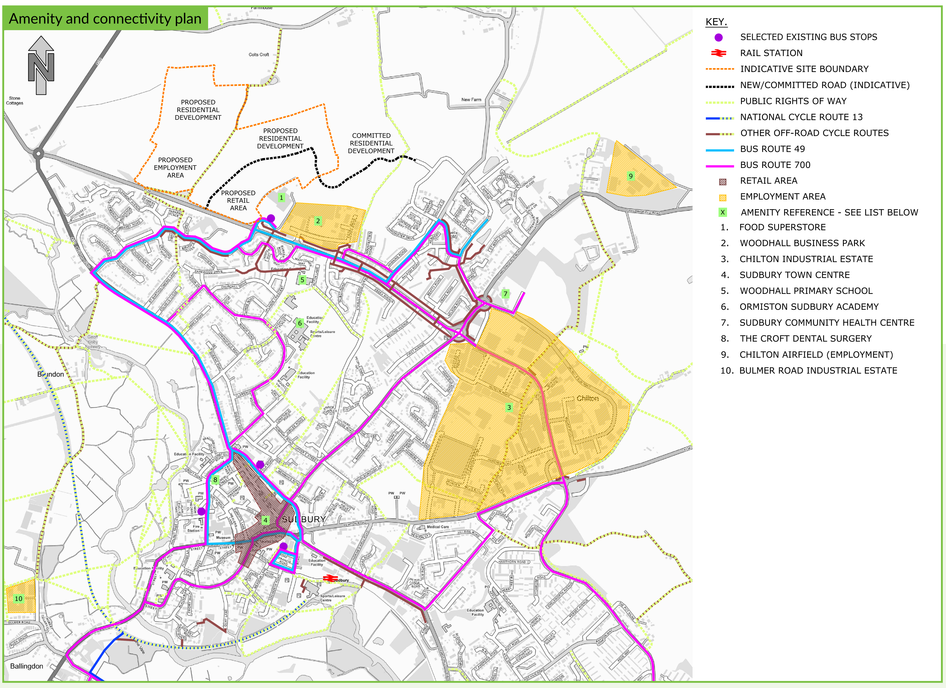
The proposals will be designed to achieve at least the mandatory 10% biodiversity net gain, ensuring biodiversity is left in a measurably better state than before development.

Public open spaces, landscaping and ecological areas will be subject to long-term management, with the detailed arrangements agreed through the planning process.



Site access and active travel

Connecting Chilton Woods to the A134 and surrounding area.



The principal access is proposed from a new roundabout on the A134, similar to the access already consented for the wider Chilton Woods development.

A spine road could connect the A134 to the existing Chilton Woods road network, improving route choice and reducing pressure on Acton Lane. This would deliver one of the key policy objectives of the Local Plan which was not a requirement of the original planning permission. A separate A134 junction is proposed for the household waste centre and employment area, with provisions for a speed reduction to improve safety at the junction.

A Transport Assessment will assess travel demand, road and junction capacity, and any measures needed to manage additional traffic. The detailed access arrangements will be developed in consultation with Suffolk County Council as the local highway authority.

Encouraging active and sustainable travel

The mixed-use masterplan will place homes, education, shops, employment and green space within one connected neighbourhood, helping more everyday journeys to be made on foot, by bicycle or by public transport.

New pedestrian and cycle routes would connect with the wider Chilton Woods development, surrounding neighbourhoods and existing Public Rights of Way. The spine road could also create the opportunity for a bus route through the wider strategic development, as intended by the original planning application.



Drainage and flood mitigation

Managing surface water sustainably and responsibly.



The site is wholly within Flood Zone 1, where the probability of river or sea flooding is very low. The site is also presently considered to have a low risk of surface water flooding.

A robust Sustainable Urban Drainage System (SuDS) will form an integral part of the proposals. SuDS are designed to mimic natural water processes by slowing, storing and treating surface water before it leaves the site.



Landscaped basins and other drainage features will be designed to:

- Slow and store surface water to help manage flood risk.
- Improve water quality through natural treatment processes.
- Reflect the site's ground conditions and existing drainage routes.
- Create new habitat and contribute positively to the landscape and green infrastructure network.

Next steps

Thank you for attending our community consultation and taking the time to learn more about the emerging proposals for Land West of Chilton Woods, Sudbury.


Commercial development owned by Cilldara Group

We welcome your feedback. Please complete a feedback form and either hand it to a member of the project team or place it in the feedback box provided. Alternatively, you can take the form away and return it using our Freepost address or complete the online survey via the project website.

All comments received will be carefully considered. Where appropriate, feedback will be used to refine the proposals ahead of the submission of an outline planning application to Babergh District Council.

Please submit your feedback by **Friday 9 October 2026**

Timeline

September 2026
Community consultation.

Autumn 2026
Review consultation responses and revise the proposals where appropriate.

Winter 2026
Targeted submission of the outline planning application to Babergh District Council, followed by the Council's statutory consultation process.

Spring / Summer 2027
Currently anticipated determination of the outline planning application by Babergh District Council's Planning Committee.

Get in touch

0800 148 8911 (freephone)
(Monday - Friday 9:00am - 5:00pm)

info@cilldara-sudbury.co.uk

Freepost MEETING PLACE CONSULTATION (no stamp required)

www.cilldara-sudbury.co.uk
or scan the QR code below

Scan here
Find out more