

# Comments for Planning Application DC/23/05651

## Application Summary

Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) -  
Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care  
Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(l) Use), Club House,  
Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Claire Douglas

Address: Eastwood Cottage Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Dominating/Overbearing
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Outlook
- Strain on existing community facilities

Comment: I strongly object to this planning application. Not only would it ruin one of the most iconic and beautiful views in our village, the additional traffic on what is already a highly lacking infrastructure would be horrific. The further strain on the local health centre would also create massive issues.

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Case Officer: Daniel Cameron

## Customer Details

Name: Miss Amber Sawyer

Address: 89 Eastern Way Elmswell Suffolk IP30 9UD

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Health & Safety
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Strain on existing community facilities

Comment:I along with so many residents of Elmswell, I also object to this.

School road is not sufficient for the additional traffic, the queues of traffic at peak times trying to get onto church road will be made even worse. As this plan is for a care home and assisted living bungalows, such high volumes of traffic, not just cars but lorries, busses and agricultural vehicles could be a very dangerous area for elderly people to be walking/getting about in.. especially with the extra traffic the plan would create. Some elderly people 'wander' and if they were to wander out onto School road they could quite easily be seriously injured or worse. The extra traffic sitting to get out of the junction would also cause even more pollution.

Woolpit health Centre cannot handle the additional numbers, and being an elderly residential site, they will NEED easy access to health care. Woolpit health Centre simply wouldn't be able to provide them with the health care they need. There's also no public transport from the village to the health centre, so for the elderly residents that don't drive (presumably the majority of who would be living on this site) they will seriously struggle to get to appointments and get their prescriptions.

This proposed site would also demolish such a lovely view of the rolling fields with St John's Church behind. Have we not lost enough of our rural countryside in Elmswell already?!

The amount of problems with the water tower is constantly increasing presumably due to all the new housing being built so even more housing will only put the water tower under more pressure.

We already have 2 care homes in Elmswell, both of which are closer to the shops than where this proposed site would be. It would be a long walk for anyone, especially elderly people.. not to mention how dangerous it would be for them to walk across the co op car park.

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Case Officer: Daniel Cameron

## Customer Details

Name: Mr Leslie King

Address: 29 Warren Close Elmswell Bury St Edmunds Suffolk IP30 9DS

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Boundary Issues
- Conflict with District plan
- Conflict with Neighbourhood Plan
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Loss of Open Space

Comment:I object to this planning application for the following reasons.

1. I understand that the proposed development is not within the accepted settlement area.
2. Elmswell suffers from overdevelopment and poor infrastructure and the roads. particularly School Road, are not really capable of handling additional traffic. The proposed development will be located near to a very sharp bend, with limited visibility and with Church Road already suffering with queues of traffic, at peak times, trying to access Church Road, to enter or leave the village, the situation will made worse and totally unacceptable for existing residents.
3. The local Health Centre at Woolpit was designed to service the needs of local people, but with a recent growth in housing of over 40% in recent years, the Centre has not kept up and is now arguably no longer fit for purpose and as this proposed development is for a Care Home and assisted living bungalows, the extra strain on the Health Centre, with high demand people, is a recipe for disaster and would lead to further lack of confidence in the Health Service/Centre. The development will impact on resident's access to health care and, as such is a threat to all local

residents.

4. There is no public transport serving the village on a regular basis and people in need of regular care will need such transport to access the local Health Centre in Woolpit.

5. Recent overdevelopment in Elmswell has also resulted with water supply problems, with the village regularly suffering from no or low water pressure. I cannot see this development doing anything to solve this issue, but, will undoubtedly add to the supply problems that we are already enduring.

6. As stated, the proposed development is not within the accepted settlement area and is to be located in an area of natural beauty, one in which the villagers have already voted to keep green and undisturbed by further development.

7. There are already a number developments in Elmswell offering the same type of Care Homes as this proposal and I am unaware of any further need. If there is such a need, a more suitable location should be found.

8. Elmswell has very limited facilities, as far as shops are concerned, and a very chaotic road structure. There is no requirement for this development and I would ask that you reject this application.

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Tracy Buick

Address: 40 Little Green Elmswell Bury St Edmunds Suffolk IP30 9FB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Dominating/Overbearing
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Out of Character with the Area
- Over development of site
- Strain on existing community facilities

Comment: 1. One of the most beautiful views across the valley to the church would be lost forever  
2. It would cause a further increase of what is already an increased volume of traffic through the village  
3. Increased pressure of what is already increased to the limit, to the local Health Centre in Woolpit

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Miss Grace Hayden

Address: Treeview Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Conflict with Neighbourhood Plan
- Design
- Development too high
- Dominating/Overbearing
- Inadequate Access
- Inadequate public transport provisions
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Open Space
- Loss of Outlook
- Loss of parking
- Noise
- Out of Character with the Area
- Over development of site
- Overlooking
- Strain on existing community facilities

Comment: Elmswell cannot take any more development. The numerous water issues we have experienced will only increase with any further building works, meaning more and more people will

be forced into low or no water pressure. The development would take away a very important rural aspect of the village and the field is also likely to be home to artefacts reminiscent of Bury's history. There is no need for a care facility in a countryside setting 10 miles away from the nearest town, and as numerous others have pointed out Woolpit surgery is already suffering from a lack of GPs and an oversubscription; the addition of 100+ elderly patients will tip an already struggling service over the edge. It is not possible for the infrastructure of Elmswell to support such a development.

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Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Judith Hooley

Address: 42 Pightle Close Elmswell Bury St Edmunds Suffolk IP30 9EL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Drainage
- Harm to Listed Building
- Health & Safety
- Inadequate Access
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Strain on existing community facilities

Comment: I wish to register my objection to Application for Outline Planning Permission DC/23/05651.

The proposed site has already had a previous planning application for housing rejected. The fact that this application is primarily for bungalows and a residential care home seems nothing other than a cynical attempt to overcome previous objections regarding the obstruction of views to and from the church. The lack of care spaces in mid Suffolk does not mitigate the harm to the heritage asset which would be caused by this development. Historic England's comments regarding the current application must not be ignored.

A recent referendum in Elmswell voted overwhelmingly for the adoption of a revised settlement boundary. This application is outside the newly adopted settlement boundary and is therefore

unacceptable on this basis alone.

Elmswell in general, and School Road in particular, have throughout 2023 endured road closures, diversions, water supply problems, and electricity outages, all directly attributable to the current Bloor Homes development. Development on the proposed site would merely create further problems in all these areas. Traffic on School Road is already dangerous for those of us who have to use it daily. The road is not wide enough for a large vehicle - of which there are many all day, every day - to pass even an average size family car in some areas. The recent addition of the cycle path (that goes nowhere) with its high kerbs merely exacerbates the problems.

Elmswell does not have the infrastructure to support even its existing population. Other commenters have made valid points about the inadequacies of the Health Centre, the pharmacy, the shopping facilities, parking and traffic management, all of which I completely endorse.

Elmswell neither wants nor needs this development.

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Virginia Finch

Address: 6 Lyle Close Elmswell Suffolk IP30 9GZ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Development too high
- Dominating/Overbearing
- Drainage
- Inadequate Access
- Loss of Open Space
- Loss of Outlook
- Out of Character with the Area

Comment: Stop!

Please leave one lovely area in this village famous for the church view

Elmswell is over developed already

Infrastructure already broken- transport, schools, road system, water system, health centre, pharmacies, hospital .

All overloaded and inefficient

We don't need anymore 3/ 4 bedroom boxes

We have 2 care facilities in the village

Leave this area for wildlife

Most comments saying exactly this- can somebody in this planning system actually listen for once.  
What is the point of being able

Say what you feel if it's never taken into account. Elmswell residents have done their bit now leave us alone.

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Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 40 No. Extra Care Bungalows (C2 Use), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision

Case Officer: Daniel Cameron

## Customer Details

Name: Mr Brendon Pyle

Address: 45 Pightle Close Elmswell Bury St Edmunds Suffolk IP30 9EL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Conflict with Neighbourhood Plan
- Development too high
- Landscape Impact
- Out of Character with the Area

Comment: I wish to object to the planning application on the following grounds:

1. The development sits outside of the settlement boundary adopted on 24th November as part of Elmswell Neighbourhood Development Plan (NDP).

2. In the 'Appraisal of Important Views' January 2023 report as part of the NDP, the land to the north and west of School Road where the houses are planned is referenced from 3 different locations as having a significant detrimental impact on this view (View 1 - east from near A1088, View 2 from 1088 roundabout towards the village, view 5 north and south-east towards Woolpit and beyond). The view across from the church and School Road is of outstanding natural beauty and part of the heritage and character of Elmswell.

3. In the NDP section 3 Neighbourhood Plan Policies, Policy Elm 2 states: "Important views from public vantage points either within the built up area or into or out of the surrounding countryside are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in

the Neighbourhood Plan Assessment of Important Views".

The planned housing would have a detrimental impact on important view number 4, identified in the NDP and the Policies Map i.e. looking north and west of school road. The proposed housing is in direct line of this important view.

4. School Road is not wide enough for traffic and there are long delays at the junction with Church Road. The junction on the bend of School Road is dangerous and blind, particularly when there is a build up of traffic waiting to pass. Presumably, the new residents in the care homes will need to be transported to the nearest Drs in Woolpit.

5. We have had numerous issues with water pressure dropping due to the new housing on School Road. This new development will add to the infrastructure issues within the village, which has filled its quota of new housing irrespective of demographic or target group.

92% of the the villagers who recently voted for the Neighbourhood Development Plan did so on the basis that we as a community can have a greater influence over plans for new housing development. This planning application is the first test of the efficacy and purpose of Elmswell's Neighbourhood Development Plan.

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Case Officer: Daniel Cameron

## Customer Details

Name: Mr Brendon Pyle

Address: 45 Pightle Close Elmswell Bury St Edmunds Suffolk IP30 9EL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Conflict with Neighbourhood Plan
- Development too high
- Landscape Impact
- Out of Character with the Area

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2. In the 'Appraisal of Important Views' January 2023 report as part of the NDP, the land to the north and west of School Road where the houses are planned is referenced from 3 different locations as having a significant detrimental impact on this view (View 1 - east from near A1088, View 2 from 1088 roundabout towards the village, view 5 north and south-east towards Woolpit and beyond). The view across from the church and School Road is of outstanding natural beauty and part of the heritage and character of Elmswell.
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5. We have had numerous issues with water pressure dropping due to the new housing on School Road. This new development will add to the infrastructure issues within the village, which has filled its quota of new housing irrespective of demographic or target group.

92% of the the villagers who recently voted for the Neighbourhood Development Plan did so on the basis that we as a community can have a greater influence over plans for new housing development. This planning application is the first test of the efficacy and purpose of Elmswell's Neighbourhood Development Plan.

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Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Laura Offord

Address: 5 Glebe Crescent Elmswell Bury St Edmunds Suffolk IP30 9GR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Conflict with Neighbourhood Plan
- Dominating/Overbearing
- Drainage
- Inadequate Access
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Open Space
- Loss of Outlook
- Loss of Privacy
- Strain on existing community facilities

Comment: Infrastructure for the village CANNOT take anymore. Continuous water issues, heavy traffic, overstretched health care facilities etc etc...

School Road is already too narrow, especially due to the increase in traffic flow, this will only get worse if this development goes ahead.

Elmswell needs more green space. Please stop taking it away!

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mr Robert Dann

Address: Lewis House Bennett Avenue Elmswell Bury St Edmunds Suffolk IP30 9UA

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with Neighbourhood Plan
- Conflict with NPPF
- Dominating/Overbearing
- Harm to Listed Building
- Inadequate Access
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Out of Character with the Area
- Strain on existing community facilities

Comment:I object to the proposal on the following grounds :

1. The site lies outside the Elmswell Settlement Boundary and as such is subject to the condition that proposals for development, 'will only be permitted where they are in accordance with national and district level strategic policies'. As no case is made for consideration of this site as in any way deserving of exception from these historic, recent and unequivocal controls the proposal should be rejected.
2. The change in use of the site from agricultural to a significant residential development would fundamentally change the character of the land, particularly in relation to St. Johns Church, an important ancient & ongoing feature of the village listed by Historic England, who have objected to the proposal as the consequences of the change in use would not be in keeping with the National Planning Policy Framework.

3. Major elements of the infrastructure are already over capacity.

- Elmswell has more than fulfilled its quota of new housing, as has its neighbouring village, Woolpit wherein resides the Doctors surgery. Already overstretched, the addition of a large number of care home residents who would require disproportionate attention would impossibly overload the practice. Existing residents would also suffer from the reduced ability to be seen.

- Whatever Anglian Water may claim about its capacity, there are now numerous issues about water pressure dropping as a result of all the succession of new developments in the village. This proposed major development would only exacerbate the situation. The same is also true about gas pressure & internet connectivity.

- The junction of School Road & Church Road is increasingly subject to long delays at times, as is the junction of School Road & Station Road at the Co-op when trains block the passage of cars. The addition of care home staff & visitors traffic would only exacerbate the situation.

4. Given the amount of green space on the plan there is an extremely high probability that the developer would seek future amendments to add further housing once a toehold had been established were the existing proposal to be allowed. Such an approach has often been seen, seeking to circumvent the undoubted refusal of the intended larger development were it to be proposed at the onset.

5. Care homes provision warrant consideration at District if not County level, not as an ad hoc speculative venture with an undoubted eye on future amendment. The success or otherwise of the care home business could not be guaranteed either, with wider consequences for the community. And as to beehives - pure greenwash !

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Sylvia Wilson

Address: Chimneys 4 Hawk End Lane Elmswell Bury St Edmunds Suffolk IP30 9ED

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Dominating/Overbearing
- Drainage
- Health & Safety
- Inadequate Access
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Noise
- Out of Character with the Area
- Strain on existing community facilities

Comment: I wish to object to the planning application on the following grounds:

The development is outside of the settlement boundary adopted on 24th November as part of Elmswell Neighbourhood Development Plan (NDP).

This will have a significant detrimental impact on views across from and to the church. The area is one of outstanding natural beauty and of significant historical heritage and character of Elmswell. This development would be in contravention of the NDP section 3 Neighbourhood Plan Policies

Policy Elm 2 which states:

"Important views from public vantage points either within the built up area or into or out of the surrounding countryside are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views".

School Road is not wide or safe enough for the current traffic and there are often long delays at the junction with Church Road. The junction on the bend of School Road is dangerous and blind, and particularly hazardous when wide or commercial vehicles have to use passing places immediately after the bend. Presumably, the new residents in the care homes will need to be computer literate and have access to private transport in order to get an appointment at Woolpit? There is no doctor Elmswell and no public transport to enable residents to get to Woolpit.

There are numerous issues with flooding and water pressure dropping. My lane has been flooded since November with the authorities unwilling or unable to rectify it. This new development will add to the infrastructure issues within the village.

Elmswell does not need any more development.

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Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Carrol Sadler

Address: Abbots Warren Church Road Elmswell Bury St Edmunds Suffolk IP30 9DU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Drainage
- Harm to Listed Building
- Inadequate Access
- Inadequate parking provision
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Out of Character with the Area
- Over development of site
- Strain on existing community facilities

Comment:I object to this application for the following reasons:-

1. The development sits outside of the settlement boundary adopted on 24th November as part of Elmswell Neighbourhood Development Plan (NDP).
2. The view across from the Church and School Road is of outstanding natural beauty and part of the heritage and character of Elmswell.
3. The roads in Elmswell are already under severe pressure from existing development in Elmswell and surrounding villages that access the A14 through Elmswell. Recently due to a funeral being held at the Church, School Road and Church Road became one way roads. Due to

the mayhem and long back up of vehicles, some residents could not get out of their own drives!

4. The Woolpit Health Centre is having already to try and deal with the increase of residents in their area, let alone any more.

5. There has been severe flooding on the A1088, building on this land will only add to the issue

6. School Road is not wide enough for traffic and there are long delays at the junction with Church Road. The junction on the bend of School Road is dangerous and blind, particularly when there is a build up of traffic waiting to pass.

7. We have had numerous issues with water pressure dropping due to the new housing on School Road.

8. The application reads as if the Care Home would be a great asset to the village of Elmswell residents. In reality the 'Care Home' would be sold to the highest bidder and care home places will be allocated to anyone that can afford them! A poorly disguised 'carrot' to appease objectors.

9. Other 'sweeteners' a wild flower meadow, no mention of the hard work involved and who will maintain it? Elmswell already has a wildflower meadow that dedicated volunteers have spent much of their time in turning former agricultural land into suitable soil etc. etc.

Bee hives...who , where, how?

I urge you to reject this planning application.

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Case Officer: Daniel Cameron

## Customer Details

Name: Mr Ian Chipchase

Address: 4 Bennett Avenue Elmswell Suffolk IP30 9EF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Building Work
- Conflict with Neighbourhood Plan
- Dominating/Overbearing
- Drainage
- Inadequate Access
- Inadequate parking provision
- Inadequate public transport provisions
- Inappropriate in a Conservation Area
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Open Space
- Loss of Outlook
- Out of Character with the Area
- Over development of site
- Strain on existing community facilities
- Trees

Comment: Strongly object to this plan and all plans for construction on this area of the village.

There are other towns and villages within Mid Suffolk that have the space to be developed or re-

developed to accommodate care home needs.

Elmswell has been overdeveloped and this land is an important feature of the village in terms of history, views and community use, such as rambling and dog walking.

This land is classed as a protected view under the newly approved Elmswell Neighbourhood Plan, and this application should be rejected on that point alone.

There is strong objection to this construction amongst village residents, especially elderly residents who find it difficult to object via this website.

# Comments for Planning Application DC/23/05651

## Application Summary

Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(l) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Rachel Abbott

Address: 44 Pightle Close Elmswell Bury St Edmunds Suffolk IP30 9EL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Development too high
- Dominating/Overbearing
- Drainage
- Inadequate Access
- Increase danger of flooding
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook

Comment: I strongly object to this building development.

1 - It lies outside of the settlement boundary set out in the Neighbourhood plan

2 - Housing development plans were previously rejected due to the historical and important views across the fields behind the church and Alms houses.

3- despite recent modifications to School road it is still not wide enough for the size and amount of traffic that passes through.

4- local amenities are struggling to support the local community sufficiently particularly Woolpit GP practice.

5 - local roads are frequently flooding and drains are constantly blocked building on more fields will not help the water run off.

6 - Water pressure and supply issues are constantly plaguing local residents.



# Comments for Planning Application DC/23/05651

## Application Summary

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Case Officer: Daniel Cameron

## Customer Details

Name: Ms Ann Qilton

Address: Highview School Road Elmswell Bury St Edmunds Suffolk IP30 9EW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Boundary Issues
- Conflict with Neighbourhood Plan
- Dominating/Overbearing
- Inadequate Access
- Landscape Impact
- Noise
- Other - give details
- Out of Character with the Area
- Over development of site
- Trees

Comment: I am not in favour of the planning application for the retirement complex of a 66 bed care home and 40 assisted living dwellings plus associated facilities on the land along School Road, Elmswell.

There have been other applications to build on this iconic piece of land that have not been successful. I believe the proposal to build 'a retirement complex' on part of the rural approach into Elmswell, that is sited outside the Elmswell Neighbourhood Plan development envelope, will have a negative and dramatic visual impact on the rolling landscape setting from St John's Church, the adjacent almshouses, private dwellings and all who travel along School Road into Elmswell. In the event this application is successful this picturesque rural approach into Elmswell will be changed forever.

Has a need been identified for such a development to be built in Elmswell? Does this site offer an 'open and tranquil setting for older people' (Mid Suffolk Core Strategy) as it would be sandwiched

between a busy railway track and roadway?

On Church Road there is Hanover Court Retirement apartments offering accommodation for individuals over 55 years old, in an open and tranquil setting. Within a 4 to 5 mile radius of Elmswell there appears to be the option of up to 500+ residential placements meeting higher care or nursing care needs.

Without a detailed financial model establishing the viability of such a scheme and that it meets a local need, there is the potential for the site to end up as another housing estate if built and not successful.

In the event there is an identified need for such a complex are there any other sites the council has considered that would be more appropriate. The current proposal has a busy rail line adjacent to it that could pose a risk of harm to any care home resident that 'wanders' from the care home. The access to/from the proposed retirement complex is onto a very busy road that is used by cars/lorries and farm machinery that mount the pavement/cycle path due to the limited width of the road. The proposed access is very close to an Oak tree with a preservation order.

Do Highways consider adding another entrance/exit onto School Road safe?

It is my view there is no way of effectively mitigating the dramatic visual effect this proposal would have on the southern boundary of Elmswell. There is no way of mitigating an increase in harm to cyclists and pedestrians due to an increase in traffic if this application is successful.

In summary, I object to the planning application DC/23/05651.

# Comments for Planning Application DC/23/05651

## Application Summary

Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) -  
Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mr stephen cocksedge

Address: Figuli Church Road Elmswell Bury St Edmunds Suffolk IP30 9DY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Building Work
- Harm to Listed Building
- Increase danger of flooding
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Outlook
- Out of Character with the Area

Comment: I feel that Elmswell is already overdeveloped and this proposed development would blight the view surrounding the church and upon entry to the village leaving it to become one large homogeneous development.

School road is already far too busy as it is and the bend is already a major hazard and the junctions at both ends of school road are very busy.

I also feel there is no local need for this care home as one is already being built locally in Thurston.

Yet more building this side of Elmswell would also be detrimental with building site problems such as noise and mess and more heavy vehicles.

Light pollution would also be a problem here as it currently affords spectacular night views.

# Comments for Planning Application DC/23/05651

## Application Summary

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Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(l) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mr Marc Quilton

Address: Fallen Willow School Road Elmswell Bury St Edmunds Suffolk IP30 9EW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Building Work
- Conflict with District plan
- Conflict with Neighbourhood Plan
- Inadequate Access
- Increased Traffic/Highways Issues
- Light Pollution
- Loss of Privacy
- Trees

Comment: I am NOT in favour and very disappointed with the planning application

CC/23/05651. There have been numerous applications to build on this iconic piece of land that have not been successful. I believe the proposal to build 'a retirement complex' on part of the rural approach into Elmswell will have a negative and dramatic visual impact on the rolling landscape setting from St John's Church, the adjacent almshouses, private dwellings and all who travel along School Road into Elmswell. In the event this application is successful this picturesque rural approach into Elmswell will be changed forever.

The access to/from the proposed retirement complex is a very BIG concern as access and egress will have to be constructed onto a very busy road that is used by cars/lorries and farm machinery that regularly mount the pavement/cycle path due to the limited width of the road. The proposed access is very close to an Oak tree with a preservation order. This is a GREAT concern due to the large amount of private, commercial and industrial vehicles which will need to use the said entrance if the application was to be approved.

Do Highways consider adding another entrance/exit onto School Road SAFE ? and if the application was successful would this mean more street lights to identify what would be a dangerous junction ? This "again" as per the new development entrance on school road would produce light pollution which would effect local residents and wildlife.

It is my view there is no way of effectively mitigating the dramatic visual effect this proposal would have on the southern boundary of Elmswell. There is no way of mitigating an increase in harm to cyclists and pedestrians due to an increase in traffic if this application is successful. Has a need been identified for such a development to be built in Elmswell? Does this site offer an 'open and tranquil setting for older people' (Mid Suffolk Core Strategy) as it would be sandwiched between a busy railway track and roadway?

The current proposal has a busy rail line adjacent to it that could pose a risk of harm to any care home resident that 'wanders' from the care home.

In summary, I Strongly object to the planning application DC/23/05651.

# Comments for Planning Application DC/23/05651

## Application Summary

Application Number: DC/23/05651

Address: Land To The North And West Of School Road Elmswell Suffolk

Proposal: Outline Planning Application (Access to be considered, all other matters reserved) - Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House, Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mr Scott Emberson

Address: 1 Petronilla Gardens Elmswell Bury St Edmunds Suffolk IP30 9ZQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Building Work
- Conflict with Neighbourhood Plan
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Loss of Open Space
- Loss of Outlook
- Over development of site
- Scale

Comment:I completely object to this planning application. It is not required for the village or the surrounding area.

- This development is outside of the settlement boundary.
- The site is a far distance from local facilities.
- School road is not sufficient for the additional traffic.
- Loss of views
- Current Woolpit health care cannot handle the additional numbers.
- Where is the evidence that this is required in the local area?
- Not all budlings would be single-story, disturbing the views further on the local farmland.

# Comments for Planning Application DC/23/05651

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Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Miss Haydn Gross

Address: 74 Bennett Avenue Elmswell Bury St Edmunds Suffolk IP30 9EX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Building Work
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact

Comment: As a resident of Elmswell I object to this planning application due to the impact it will have on the village- Increased road traffic- already oversubscribed local doctors surgery - spoil of the beautiful country side that we have left in elmswell.

# Comments for Planning Application DC/23/05651

## Application Summary

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Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Vanessa Stevens

Address: 49 Miller Close Elmswell Bury St Edmunds Suffolk IP30 9DL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Boundary Issues
- Conflict with Neighbourhood Plan
- Health & Safety
- Inadequate public transport provisions
- Increase danger of flooding
- Increased Traffic/Highways Issues
- Landscape Impact
- Other - give details
- Potentially Contaminated Land
- Scale
- Strain on existing community facilities

Comment:I object to this application for the following reasons:-

1. The development sits outside of the settlement boundary adopted on 24th November as part of Elmswell Neighbourhood Development Plan (NDP).
2. The view across from the Church and School Road is of outstanding natural beauty and part of the heritage and character of Elmswell.
3. The roads in Elmswell are already under severe pressure from existing development in Elmswell and surrounding villages that access the A14 through Elmswell. Recently due to a funeral being held at the Church, School Road and Church Road became one way roads. Due to the mayhem and long back up of vehicles, some residents could not get out of their own drives!
4. The Woolpit Health Centre is having already to try and deal with the increase of residents in their area, let alone any more. It should be noted that the intended residents of this development

will have a very high usage of the Health Centre.

5. There has been severe flooding on the A1088, building on this land will only add to the issue

6. School Road is not wide enough for traffic and there are long delays at the junction with Church Road. The junction on the bend of School Road is dangerous and blind, particularly when there is a build up of traffic waiting to pass.

7. We have had numerous issues with water pressure dropping due to the new housing on School Road.

8. The application reads as if the Care Home would be a great asset to the village of Elmswell residents. In reality the 'Care Home' would be sold to the highest bidder and care home places will be allocated to anyone that can afford them! A poorly disguised 'carrot' to appease objectors.

9. Other 'sweeteners' a wild flower meadow, no mention of the hard work involved and who will maintain it? Elmswell already has a wildflower meadow that dedicated volunteers have spent much of their time in turning former agricultural land into suitable soil etc. etc.

Bee hives...who , where, how?

10. The location is remote from the main village and will make it difficult for residents to use the facilities such as the shops, without using their cars.

11. There is absolutely no evidence that the development will release housing in the village, despite the claims of the developer, and there are already two complexes in the village for retirement.

12. The location is dangerous for individuals with impaired mental function and cognitive decline. It is between the railway and the over used road that HGVs use to come into the village.

I urge you to reject this planning application, the village does not want or need this, as shown by the recent adoption of the updated Neighbourhood plan.

# Comments for Planning Application DC/23/05651

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Case Officer: Daniel Cameron

## Customer Details

Name: Ms Lisa Shepherd

Address: 51 Eastern Way Elmswell Bury St Edmunds Suffolk IP30 9DP

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Development too high
- Drainage
- Inadequate Access
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Over development of site
- Residential Amenity
- Strain on existing community facilities

Comment: I have lived in Elmswell 22 yrs and the amount of housing has exploded. The village cannot sustain more houses as there is lack of facilities, impact on the health centre, West Suffolk hospital. The village cannot sustain the increased volume of traffic. We have already lost some of our beautiful countryside within the village and it will be dreadful to see yet more loss of countryside. I moved to a village because I like community and quietness this has changed massively in 22 yrs and as such Elmswell has lost the community and the increase in traffic has had a detrimental effect on the village roads and the quietness of our once beautiful village.

# Comments for Planning Application DC/23/05651

## Application Summary

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Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care  
Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House,  
Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mr Mark Bartholomew

Address: Walnut Tree Cottage Station Road Elmswell Bury St Edmunds Suffolk IP30 9HD

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Increased Traffic/Highways Issues
- Landscape Impact

Comment: This application would take away one of the few remaining views of countryside left in the village. The impact on traffic would only exacerbate an already difficult situation that has been made worse by the huge planning and building of so many new homes in the village. The knock-on effect on the Woolpit Surgery would be huge as would the issue with poor transport connections to the surgery. The application is out of character for the site and not what the village needs. There has been so little investment in infrastructure and a relief road in the village that this seems the last thing the council should be considering.

# Comments for Planning Application DC/23/05651

## Application Summary

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Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Jennifer Tooke-Marchant

Address: 3A Upper Crossway Warren Lane Elmswell Suffolk IP30 9FL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Conflict with Neighbourhood Plan
- Dominating/Overbearing
- Drainage
- Health & Safety
- Inadequate Access
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Strain on existing community facilities

Comment: I object strongly to this planning application on many grounds.

1. There is no evidence that this type of development is needed, or that it is needed here. This would be a dangerous place to house elderly people due to the proximity to the A14 and railway line, the terrible traffic we now experience in Elmswell due to the existing developments and the distance to nearest amenities. The closest shop would be to co-op, which is likely too far for more frail residents to get to on foot, and if they could walk there the car park is extremely hazardous.
2. This would obliterate possibly our only remaining decent view in Elmswell, having a detrimental

impact on the views over St John's Church.

3. The road infrastructure in Elmswell already fails to cope with the extra vehicles brought here by recent developments. Church Road and School Lane are often barely passable. Trying to cross Church Road in the morning to get my children to school is time consuming and often terrifying. Inviting more traffic is a simply dangerous idea. There will be fatalities.

4. Local wildlife is already struggling, with many new developments taking away valuable trees, hedges and areas of wilderness. The UK is one of the most nature depleted countries in Europe. There is mention in the plans of a wildflower meadow, but these require management and ElmsWild are already at capacity managing existing wild areas in the village. Who would manage these areas?

5. Local infrastructure is at breaking point. Getting an appointment at Woolpit health centre is almost impossible. Who will look after these dozens of residents? How will they attend appointments, if they manage to get them? There is no safe route to Woolpit except over the A14, by car. Thus; more traffic and pollution.

6. Light pollution... already our endangered native bats have lost many dark areas and the hedgerow routes they feed along due to recent housing and industrial developments.

7. This development is outside of our agreed development area as per our Neighbourhood plan.

8. Increasing the risk of flooding. Building on another agricultural field and in a clear valley increases the chance of flooding in the development itself, and on nearby roads. The road to Norton has been almost constantly flooded this winter and it is in the same valley.

9. Loss of precious agricultural land. We already import the majority of our food to the UK. We are developing more and more agricultural land meaning we have to import yet more. Not only does this mean our food is less fresh and results in more pollution as it travels to us, it puts us in a perilous position. Climate change is bringing about more crop failures and the most optimistic predictions from climate scientists are that simultaneous global crop failures could be here by the end of the century. The more realistic predictions say in a decade or two. When these occur, and they will, which country will export their precious food supplies to us? What will we eat when our minimal crops fail and nobody will export to us?

10. Pollution. The building of this development itself, which is for dwellings not fit for a carbon neutral future, or for dwellings which will keep the residents safe from heat waves, will create more pollution in our village. Transporting the materials and labourers will introduce more pollution to our village. Vehicles travelling to and from the dwellings, given the lack of public transport, will introduce more pollution.

In every way, Elmswell would lose if this development went ahead. Any future residents would also lose, because this is not a suitable site for them to live.

# Comments for Planning Application DC/23/05651

## Application Summary

Application Number: DC/23/05651

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Erection of Care Village comprising 66 bedroom care home (C2 Use), 36 No. Extra Care  
Bungalows (C2 Use), 4 No. Almshouses (C3), Management Office (E(g)(I) Use), Club House,  
Community Growing Area, Orchard, Community Bee hives and Open Space Provision  
Case Officer: Daniel Cameron

## Customer Details

Name: Mrs Linda Dunce

Address: 2 Gardeners Walk Elmswell Bury St Edmunds Suffolk IP30 9ET

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Health & Safety
- Loss of Open Space
- Over development of site

Comment:1. Safety surely an issue already far too much traffic using School Road. The road is not able to cope now let alone with this planning application.

2. Woolpit health centre already stretching themselves. You only have to try to get an appointment or speak to a doctor.

3. Woolpit pharmacy like the doctors over stretching their resources. The amount of times you have to wait an hour just to get your medications . So what would it be like with a care home with elderly people. I dread to think !

4. With the amount of properties being built in Elmswell it will be a small town before long but not with the amenities.

5. Wildlife ...we moved to Elmswell over 30 years ago from a built up Essex area. Elmswell was a far cry from where we came from. Wildlife in abundance in Elmswell but its slowly disappearing due to being built on in so many areas.