

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 Steven Bradford

Address: Fairfield House Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT

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
- Over development of site
- Scale
- Strain on existing community facilities

Comment: This development would ruin the best and last remaining "view" the village has. The village has been developed to a massive degree in recent years, while there has been little to no investment or improvement to the road infrastructure, or essential services needed.

In particular, School road itself is still far too restrictive for the traffic it currently handles. Adding additional traffic with this proposal is frankly ridiculous.

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

Customer Details

Name: Mrs Mary Feeney

Address: Rose Cottage School Road Elmswell Bury St Edmunds Suffolk IP30 9EA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with Neighbourhood Plan
- Conflict with NPPF
- Design
- Harm to Listed Building
- Inadequate Access
- Inadequate public transport provisions
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Outlook
- Out of Character with the Area
- Strain on existing community facilities
- Sustainability

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

1. The proposed development is outside the agreed settlement boundary adopted by the Elmswell Neighbourhood Plan and democratically approved by referendum.
2. No evidence is provided by the developer of demonstrable need for a care home/retirement complex in Elmswell and this proposal is therefore speculative, potentially unviable. A similar care home is already planned for nearby Thurston. In the absence of established need for such accommodation, the suggestion that local people would move in and thereby free up housing in the village is without substance.
3. No proper consultation has been undertaken at District or County level as to the need for and

most beneficial siting of this type of development. The deficiencies of this particular site have been identified by numerous other objectors - distance from shops and other village amenities, isolation from the rest of the community, lack of public transport especially bus services, meaning greater reliance on car travel to the detriment of the environment, proximity to a busy road and railway line.

4. The proposed development will be highly detrimental to the historic setting of Elmswell Church, the Almshouses and Elmswell Hall, and will destroy forever the distinctive landscape and views of this part of the village.

5. Further strain will be added to the village's inadequate and overburdened infrastructure, particularly the road network, health services, and water supply.

6. A previous application for housing development on the site extending as far as the church has already been rejected. The current proposal seems to be an attempt by the developer to establish the principle of building on this contested site - a "toehold" - opening the way to bring back the original plan by the back door. There is no indication that the remaining land would be protected as open green space.

7. The proposed access road to the site is poorly located and would bring unacceptable further danger to vehicles, cyclists and pedestrians on what is already a narrow, busy and over-capacity road.

8. Elmswell is a well-integrated community with thriving clubs, organisations and volunteer/help groups. Housing has developed largely organically and is mixed, with all ages and social demographics getting along together. This proposed development - isolated in a far corner of the village and distant from the facilities and populations that help to sustain a healthy and happy environment for older people - is at complete variance with what Elmswell has tried to achieve for all of its residents over the years.

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Case Officer: Daniel Cameron

Customer Details

Name: Mrs Sarah Jobbins

Address: 12 Farm Meadow Elmswell Bury St Edmunds Suffolk IP30 9BW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Application is lacking information
- Conflict with Neighbourhood Plan
- Design
- Drainage
- Health & Safety
- Inadequate Access
- Increase danger of flooding
- Increased Traffic/Highways Issues
- Loss of Open Space
- Overlooking
- Strain on existing community facilities

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

1. This proposed development is outside the agreed settlement boundary adopted by the Elmswell Neighbourhood Plan and democratically approved by a referendum.
2. There is no evidence provided by the developer of a need for this type of complex in Elmswell and suggests that local people would move in. We would never consider moving there if it was successful, some of these reasons are below
3. The deficiencies of this particular sloping site have been identified by numerous other objectors

- distance from shops and other village amenities, isolation from the rest of the community etc.
- 4. The adjacent development has upset the natural ground water state to such an extent that surplus water is not flowing into the newly installed pond but running down Parnell Lane and the field (where this proposed development wishes to be located) and indeed the main building looks to be built on top of the new overflow drain for this pond!
- 5. Further strain will be added to the village's inadequate and overburdened infrastructure, particularly the road network, health services, and water supply.
- 6. There is no indication that the remaining land would be protected as open green space. If this was to be approved there must be a strict provision for this.
- 7. The proposed access road to the site is poorly located and would bring unacceptable further danger to vehicles, cyclists and pedestrians on what is already a narrow, busy and over-capacity road. Furthermore it crosses the natural spring that runs down the field, where tractors and combines frequently get stuck (in the mud) even in July and August.

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Case Officer: Daniel Cameron

Customer Details

Name: Mrs Jackie Wickham

Address: Pankina At Saqqara Lodge Cooks Road Elmswell Bury St Edmunds Suffolk IP30 9BX

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
- Inadequate Access
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Out of Character with the Area
- Over development of site
- Strain on existing community facilities

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

The proposed development is outside the agreed settlement boundary adopted by the Elmswell Neighbourhood Plan and democratically approved by referendum.

It would put considerable pressure on a narrow road (School Road) and in particular the tricky junction at School Road and Church Road. There would be a considerable increase in traffic from visitors to residents of the home, staff and residents in the bungalows. Bus services are infrequent and it is a fair distance to the train station. The application does not address any of these issues.

Other than the pharmacy, there are no health care facilities in the village. A care home would obviously add to the pressure on an already overloaded health centre at Woolpit. Recent housing

development in Elmswell has increased the catchment numbers already, a care home would tip it over the edge.

The proposed development will be highly detrimental to the historic setting of Elmswell Church, the Almshouses and Elmswell Hall, and will destroy forever the distinctive landscape and views of this part of the village.

There seem to be continuous problems with the water supply in Elmswell, I often get e-mails from Anglia Water apologising for the disruption in supply. Clearly the existing infrastructure cannot cope with the current demand. This development will only add to the problems.

I doubt anyone in the village welcomes this, we have seen massive areas of new housing in recent years with no improvement in infrastructure at all. Please don't add to the burden.

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Case Officer: Daniel Cameron

Customer Details

Name: Ms Layla Rafferty

Address: 35 Pightle Close Elmswell Bury St Edmunds Suffolk IP30 9EJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with District plan
- Drainage
- 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.

In the recent referendum in Elmswell, residents voted overwhelmingly to adopt a revised settlement boundary. Not only is this application outside the newly adopted settlement boundary, which makes it unacceptable, but a previous planning application on the proposed site was rejected, with objections made to the obstruction of church views. This is a crucial heritage issue, as endorsed by Historic England.

The current infrastructure in Elmswell is insufficient to support its current population - this year we have had several water and electricity outages and supply issues, not to mention road closures and diversions. We live off School Road. At the best of times, this is a busy road, but this year it has become extremely dangerous for drivers, pedestrians and others because of additional site traffic for the ongoing Bloor Homes development. Adding yet another sizeable development along this road, with yet more associated traffic would make these dangers a permanent issue.

It makes no sense to place a Care Home etc on this site for the above reasons as well as the fact that there is no doctor's surgery in the village and the shopping and pharmacy provisions are inadequate for even the current population.

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Case Officer: Daniel Cameron

Customer Details

Name: Mrs CAROLINE Woollam

Address: 3 Cooks Road Elmswell Bury St Edmunds Suffolk IP30 9DB

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
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook

Comment: I have watched with horror as more and more inappropriate developments have been added to Elmswell in the past few years with little thought or provision for the village infrastructure (or lack thereof). On a fundamental level the village does not have the amenities for this development.

Doctors surgery - currently all Elmswell residents have to travel to Woolpit which is already heavily subscribed and impossible to get appointments at. This development would add too many presumy high needs patients and already overburdened NHS site.

Roads - school road and it's junctions at either end form two of the most unsafe places in the village. The volume of traffic already using them makes them a perilous place especially for pedestrians and cyclists but navigating the junctions by car at rush hour is now a stressful

proposition. To add any more volume to this highway is an accident waiting to happen. It is dangerous and unacceptable.

Water - since the new developments in Elmswell the current residents often find themselves with no water or a complete loss in water pressure. Adding more homes to a system already under strain is a terrible idea.

Landscape/Views/History - the church and almshouses at the top of School road are at the heart of Elmswells history and the views from them across the fields are what many residents think of when they think of Elmswell - its a view that is embedded in our community both historically and in the present. Furthermore it is one of the only views left in the village that is suitable for wheelchair access so all get to enjoy it not just those on foot.

It is obvious to all who live in the village that it has had far more developments permitted than makes sense. Please stop before you completely ruin the whole area. There are many towns within a 7 mile radius who could and should have this development but Elmswell is not one of them.

Application for Outline Planning
Permission DC/23/05651 -

Dear Daniel Cameron,

We are totally opposed to any future development on this piece of open agricultural land which gives Elmswell a distinctive and loved vista as you approach the village and from School Road / Parnell Road and Church Road.

With the ongoing development of 86 Homes on the Junction to Parnell Lane, we have had to suffer an increase in traffic, disruption from contractors vehicles, disruption to our water supply and damage to the road surface and banks to our property and neighbours properties along School Road.

The proposed site is within a flood zone and of a tributary of the River Blackbourne, the banks of this watercourse have already suffered from collapsing and eroding banks, causing the water source to become clogged.

Our house along with the almshouses and Church are Listed Buildings and any further development will be detrimental to these historic properties.

School Road is already a dangerous road as through traffic travels over the 30 mph speed limit. Lorries and large vehicles find it very difficult to pass each other and navigate and the junction to Church Road which has been widened allows traffic passing the church and almshouses to increase their speed up to the bend of Parnell Lane, heckily

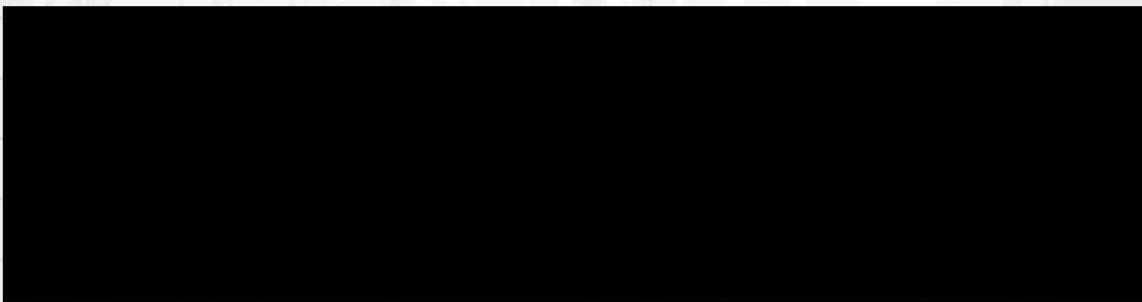
no serious injuries have taken place. A full Archaeological Survey will need to be made so that any artefacts / previous historic buildings can be recorded. Burial Urns, pottery shards and Roman Coins have already been found near to the site.

This development will put further pressure on the road system with noise, damage and congestion problems.

Care homes in the neighbouring area and Stourmarket have the capacity to take local residents into care.

The Woolpit Health Centre is over subscribed so further capacity will be needed for the area.

More disruption to the lives of Villagers will be caused with increased road traffic, construction traffic and Emergency Services. How many more years will we have to suffer from building proposals which are outside the planning area and not needed by our local community.



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Case Officer: Daniel Cameron

Customer Details

Name: Mrs Catherine Senior

Address: 6 Malting Field Elmswell Bury St Edmunds Suffolk IP30 9FF

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Building Work
- Drainage
- Health & Safety
- Inadequate public transport provisions
- Increased Traffic/Highways Issues

Comment:I strongly object to this planning application for several reasons,the first being that Elmswell is already over subscribed with new building.The traffic pressure on the inadequate and dangerous School Road and the junction with Church Road and Church Hill.Anyone who has tried to get an appointment at Woolpit Medical Centre,or even talk to a Dr,knows the pressure the Dr's are already under.Frequent problems with water supply and pressure issues which yet more building can only make worse.Due to ongoing building,the historic view across this field and up to the church should certainly be left alone.Elmswell cannot cope with anymore building.

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Case Officer: Daniel Cameron

Customer Details

Name: Mr Peter Hancock

Address: Jubilee End 17A Jubilee Terrace Elmswell Bury St Edmunds Suffolk IP30 9DH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with Neighbourhood Plan
- Inadequate public transport provisions
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Outlook
- Strain on existing community facilities
- Sustainability

Comment: I write to register my objection to this proposal in view of the following:-

1. The proposed development is sited beyond the settlement boundary of the Elmswell Neighbourhood Plan adopted on 24th November 2023.
2. The application does not present evidence of any demonstrable need and is purely speculative.
3. There has been no consultation at District Council level regarding the most beneficial siting of any such scheme within Mid Suffolk.
4. The proposed development will be a blight on the historical view from FP14 across to the Church.
5. The proposed development will add yet further strain to Elmswell's already overburdened infrastructure.

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Case Officer: Daniel Cameron

Customer Details

Name: Mr mark greenwood

Address: 9 Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with Neighbourhood Plan
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of Outlook
- Strain on existing community facilities

Comment: Elmswell and Woolpit seem to be the dumping ground for any and every developer / development.

We're new to the area, but cannot fathom how on earth the local authority has permitted so much development in a relatively small area - with zero improvements to existing infrastructure or amenities.

I'm sure there are umpteen locations between Elmswell and Bury which would serve equally well, without adding yet more burden on the local community here. Or is Elmswell just an easy target?

1/ local planners already let Bloor developers 'off the hook' by failing to insist upon road widening measures (school road) to accommodate yet another recent development.

2/ woolpit Dr's surgery / pharmacy are already overstretched; Clearly if one says the right thing in terms of ailments that could be life threatening the service is ok, but try and get an appointment for anything more 'normal' - forget it.

3/ views of the countryside have already been stripped away in other parts of the village (is it a village? what is the definition these days) - so let's not lose another expanse of 'openeness'.

4/ infrastructure such as water etc, clearly have not been up to par during the time we've been here.

Frankly i'm amazed at the seemingly laissez faire attitude of the Authority. No doubt other villages/locations would be equally 'up in arms' at the prospect of such a development, but is there some reason that barring Thurston/elmswell/woolpit there is little to no development on the scale borne by those 3 villages?

Time to get a grip!

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Case Officer: Daniel Cameron

Customer Details

Name: Mr Antony Hall

Address: Hall House 1 Farm Meadow Elmswell Bury St Edmunds Suffolk IP30 9BW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affects Local Ecology/Wildlife
- Boundary Issues
- Conflict with District plan
- Conflict with Neighbourhood Plan
- Increased Traffic/Highways Issues
- Out of Character with the Area
- Over development of site

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

1 - The development sits outside of the settlement and development 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 care home developments are planned is referenced from a number of different locations as having a significant detrimental impact on this view. 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". Building a circa 100 resident facility with a car park for a similar number of cars and other infrastructure to support such a facility would be very detrimental visually.

4 - School Road is currently not wide enough for all traffic and there are long delays at the junction with Church Road. The junction on the bend of School Road is dangerous and is of restricted views, With the required numbers of staffing for a significant care facility it would add greatly to the number of vehicle movements using this restricted junction(already increased locally by the +80 homes being built in the adjacent development by Bloors Homes.

5 - Medical services will presumably need to be provided by Woolpit Health Centre which is already immensely busy with the very large local increases from the surrounding new developments in this part of Suffolk. A care home of circa 100 residents is, by it's nature, a facility that would need a high level of medical support so I think that the medical infrastructure is insufficient in the Elmswell locality, especially as the nearest hospitals are some 15-20mins away.

6 - We have had numerous issues with water mains failures in Elmswell partly due to the extensive new housing developments in the village and more recently on the School Road Bloors site. This new development will add to the infrastructure issues within the village, which has filled its quota of new housing and accommodation developments irrespective of demographic or target group.

7 - Lack of public transport - with the exception of the 1 per hour train service there is an extremely infrequent daily bus service from Bury St Edmunds that takes about 45mins each way(and on to Stowmarket) which would result in a large increase in staff, visitor and residents car use in the area and through the already-at-capacity School Road/Church Road junction or via New road which is frequently stationary due to the railway level crossing(this is closed many times an hour throughout the day due to increased freight transport, which is scheduled to be further increased over the next decade as part of plans to move freight off the A14)

92% of the the villagers who recently voted for the Neighbourhood Development Plan did so on the basis that as a community we can have a greater influence over plans for new housing and other accommodation developments in our village. This planning application is the first test of the efficacy and purpose of Elmswell's Neighbourhood Development Plan. I suspect the development plans are much more for pure commercial purposes rather than local need in the community of the Elmswell and surrounding areas.

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Case Officer: Daniel Cameron

Customer Details

Name: Mr Thomas Donalds

Address: Wheatsheaf House The Heath Woolpit Bury St Edmunds Suffolk IP30 9RN

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Health & Safety
- Increase danger of flooding

Comment: The main problem is the increased demand on Woolpit Health Clinic. It is already difficult to get an appointment and there are still 300 more houses in Woolpit currently being built. With all the development in Woolpit and Elmswell in the past few years, it is time for someone else to take up the burden.

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

Customer Details

Name: Mr Richard Seaton

Address: Houghton House Ashfield Road Elmswell Bury St Edmunds Suffolk IP30 9HG

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Conflict with Neighbourhood Plan
- Increased Traffic/Highways Issues
- Loss of Outlook
- Out of Character with the Area
- Strain on existing community facilities

Comment: I object to this planning application.

It is outside the agreed and adopted village development area.

School Road is inadequate to deal with the additional traffic. Indeed the supposed recent upgrade to School Road achieved nothing and still leaves a unnecessary narrow pinch point.

Services are under strain, water pressure and service has been lost multiple times in Elmswell last year, the water infrastructure is inadequate.

This will be a blight on the iconic view of Elmswell's St John's Church.