

# Richard Brown Planning Limited

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

1<sup>st</sup> December 2023

Dear Sir / Madam

**RE: Outline Planning Application with all matters reserved apart from access for the erection of a Care Village comprising a 66 bedroom care home (C2 Use), 40 No. Assisted Bungalows (C2 Use), Management Offices (E(g)(i) Use), Club House (E(b) use), Community Growing Area, orchard, open space provision and Associated Works**

## **Town and Country Planning Act 1990 (As Amended)**

Please find enclosed an application for the above submitted to the Council following the recent on behalf of our client Christchurch Land & Estates (Elmswell South) Ltd.

In support of the application, please find enclosed the following;

- 1661-CAM-XX-XX-DR-A-PL01-REV A Site Location Plan
- 1661-CAM-XX-XX-DR-A-PL02-REV B Site Plan in the Wider Context As Existing
- 1661-CAM-XX-XX-DR-A-PL03-REV B Site Plan As Existing
- 1661-CAM-XX-XX-DR-A-PL04-REV B Site Opportunities and Constraints
- 1661-CAM-XX-XX-DR-A-PL05-REV D Block Plan As Proposed
- 1661-CAM-XX-XX-DR-A-PL06-REV D Site Plan in the Wider Context As Proposed
- 1661-CAM-XX-XX-DR-A-PL07-REV E Site Plan As Proposed
- 1661-CAM-XX-XX-DR-A-PL08-REV B Site Sections As Existing and Proposed
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART I
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART II
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART III
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART IV
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART V
- 1661-CAM-XX-XX-RP-A-DAS Design and Access Statement PART VI
- 107174-T-000001-P02 Site Access
- 107174-T-000002-P02 SPA Onsite Refuse
- 107174-T-000003-P01 SPA Access Refuse

- 107174-T-000004-P01 SPA Access Large Car
- P22-1167\_EN\_0009\_C\_0001 - Fig 8 ILMP
- Flood Risk Assessment and Drainage Strategy BM12457 Wardell Armstrong
- Utilities Report BM12457 Wardell Armstrong
- Archaeological Desk Based Assessment JAC28629 RPS
- Noise Assessment 22-401 – Inacoustic
- Topographical Survey 38441 – Midland Surveys
- Transport Assessment 107174-PEF-XX-XX-RP-TR-000002 – Pell Frischmann
- Biodiversity Net Gain Metric 4.0
- Phase I Desk Study Appraisal P10171/Rev D – GRM
- Landscape and Visual Impact Assessment P22-1167 – Pegasus Group
- Air Quality Assessment 445011-01(03) – RSK
- Section 106 Heads of Terms
- Preliminary Ecological Appraisal 2295-CWS-04 –Cotswold Wildlife Surveys
- Statement of Community Involvement – Richard Brown Planning Ltd
- Lighting Assessment – Designs for Lighting
- Heritage Statement JCH02054- RPS

Should you require any further information please do not hesitate to contact us.

Richard Brown MSc

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