

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

1st 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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