**TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**OUTLINE PLANNING APPLICATION**

**FOR 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**

**LAND AT SCHOOL ROAD,**

**ELMSWELL**

**ON BEHALF OF**

**CHRISTCHURCH LAND & ESTATES (ELMSWELL SOUTH) LTD**

**RICHARD BROWN PLANNING LIMITED**

**18 REDWOOD**

**BURNHAM**

**BUCKINGHAMSHIRE**

**SL1 8JN**

**DECEMBER 2023**

* 1. **INTRODUCTION**

1.1 This Statement of Community Involvement (‘SCI’) has been prepared by Richard Brown Planning Limited on behalf of Christchurch Land & Estates Ltd, in support of an outline planning application for development a 66 Bed Care Home and 40 Assisted Living Dwellings on land at School Road, Elmswell.

* 1. The consultation process provided the opportunity for interested parties to view and comment on the elements of the proposals for consideration within the application.
	2. The purpose of the SCI is to explain the consultation process which has taken place with the general public and representatives of the local community, and how the responses to the consultation have informed and influenced the proposals.
	3. This SCI provides a full explanation of the consultation process and is accompanied by appendices, which contain evidence of the consultation process and summarises the outcome of feedback from respondents.
	4. The SCI process is intended to assist Mid Suffolk District Council and other stakeholders in the consideration of the planning application.
1. **COMMUNITY CONSULTATION PROCESS**
	1. The community consultation process consisted of a Drop-in Session held on Wednesday 29th March between the hours of 1pm-8pm at The Wesley Café, School Road, Elmswell, IP30 9EE. A leaflet drop also provided an opportunity to submit comments via a pre-paid postal service and directed residents to a website through which information relating to the proposed development was made available and comments could be submitted online. The consultation ran for 6 weeks and closed on Wednesday 26th April 2023. This report sets out a summary of the consultation process and feedback received.

**Postal**

* 1. A leaflet (Attached as Appendix 1) containing information about the proposed development and an invitation to provide comments was distributed throughout the local area (map attached as Appendix 2) to both residential and business addresses. The number of leaflets delivered was ca. 2,000. This gave local residents and interested parties the opportunity to submit comments on the proposals via the website or via post. The leaflet also provided details about the proposed development and included the illustrative masterplan.
	2. The pre-paid postal reply tear-off comments slip included options about ‘age’, ‘location to the site’ and an option to respond as either a ‘local resident’, a ‘local councillor’, a ‘local business’ or a ‘representative of a group or organisation’.

**Website**

* 1. A website was also launched to provide details of the proposed development, including its location directly adjacent to the existing settlement edge and proximity to local amenities and facilities. The website gave further details on the proposals, including information on open space, ecological mitigation and drainage proposals. An illustrative masterplan of the scheme was also included.
	2. The website gave the local community an opportunity to give their views on the draft proposals through a ‘Comments’ section. There was an option to respond as either a ‘local resident’, a ‘local business’ or a ‘representative of a group or organisation’.
	3. The web address is as follows: https://www.schoolroadelmswell.co.uk.
1. **FEEDBACK**
	1. A total of 44 responses via post following leaflet distribution in the local area and 26 responses were received via the comments section on the website. This resulted in a total number of 70 community consultation responses.
	2. In terms of the responses received 91% of respondents considered themselves to be a ‘local resident’.
	3. The most significant concerns raised by the community consultation response were with regard to:
* ***Local facilities are already stretched in particular NHS Doctors (Elmswell need their own GP Surgery)***

**Response**

It is considered that the provision of a care home and care accommodation will ease demand on GPs

* ***Increase of traffic on already congested School Road***

**Response**

Highway improvements are to be implemented as part of the consented residential scheme to the north of Parnell Lane which will improve walking and cycling accessibility as well as improve road safety on School Road.

The provision of a minibus service for local trips will not increase traffic on School Road

* ***Not enough parking proposed for the development***

**Response**

Car parking provision is made in accordance with relevant standards to meet the needs of residents whilst creating attractive streets

* ***Impact on Heritage Assets***

**Response**

The design and mitigation measures included within the proposals minimise any potential harm, with the impacts to the significance of the Church of St John remaining less than substantial and at the lower end of the spectrum of less than substantial harm

* ***Fears there would be further development in the remainder of the site***

**Response**

The developer will enter into a Section 106 agreement where church fields will be publicly accessible which will remain so.

4.4 The feedback in support of the application made reference to the following;

* Increase in employment opportunities
* Landscape enhancements
* Much needed facility
* Meadow should become a community asset in perpetuity

Minor changes were made to the illustrative masterplan presented during the public consultation process to reflect opinions of local residents

**Richard Brown MSc**

**December 2023**

**APPENDICES**

1. **Consultation Leaflet**

**2. Leaflet Delivery Route**