

## **ELMSWELL PARISH COUNCIL**

### **Parish Clerk's Report to the Ordinary Council Meeting on 17<sup>th</sup> July 2023 re Pre-Application discussions with Developer's Agent re land at School Road**

- 1 At the request of James Bailey representing the interests of the landowner, the Clerk, in consultation with Chairman and Vice chairman, arranged a meeting at Blackbourne to which all Councillors were invited on Monday 3<sup>rd</sup> July 2023 to discuss a scheme first presented in a public consultation session on 29<sup>th</sup> March at Wesley for a care home facility on land adjacent to Parnell Lane at School Road.
- 2 The meeting was held under the Council's Planning Protocol re pre-application approaches from third parties to Council, copies of which were distributed to all present.
- 3 Those attending were James Bailey and Jamie Martin-Edwards of James Bailey Planning Ltd, Parish Clerk Peter Dow, and Cllrs Hawes, Pallett, Roots & Shaw.
- 4 Apologies were noted from Cllrs. Barker, Hancock & Mansel.
- 5 James Bailey confirmed that there had been no support for the scheme from any of the 30 visitors to the consultation event where the overriding concerns were for the VIOS issues related to the rolling and exposed nature of the site, the detrimental effect on the setting of St John's Church and the position of the site representing a pleasing rural aspect at the southern boundary of the village.
- 6 James Bailey confirmed that the remaining land in the same ownership from the proposed development boundary to St John's could be conveyed, as part of any agreement, as POS.
- 7 The scheme was generally explained as being a care home facility with a 50-60 bed main block with satellite individual units and a training facility for appropriate medical and social care skills. Peripherally on offer are a community library incorporating social facilities, allotments, community woodland and a site for bee hives.
- 8 Open and frank discussion drew the following points:
  - 8.1 The landowner is seeking to maximise gain from land previously refused permission for development in several iterations;
  - 8.2 Any identified need for such provision District-wide should properly be addressed in the first instance by a MSDC Call For Sites ;
  - 8.3 Any POS would have to be gifted to EPC as neither of the upper-tier authorities has a trustworthy record in the matter of retaining such holdings for the community of Elmswell;
  - 8.4 Without a detailed financial model, there can be little faith in the viability of the business here proposed;
  - 8.5 There can be no way of effectively mitigating the dramatic visual impact;
  - 8.6 The proposal is open to abuse of system whereby, once the principle of residential development is established, a Viability Assessment can be engineered to suggest that only a move towards developing pattern-book open-market housing could be supported and the village ends up with yet another housing estate.
- 9 James Bailey suggested that he would report back the feeling of the Meeting and that a next step, if there is to be such, would be a further public consultation event.