

**ELMSWELL PARISH COUNCIL**

**Report on meeting held at Blackbourne 20.06.2024 with Pegasus & Endurance Estates re their response to the BMSDC Call for Sites towards informing the Joint Local Plan Part 2**

**Present** Robert Barber, Executive Director, Pegasus Group  
Jake Nugent, Associate Director, Endurance Estates Strategic Land Ltd.  
Cllrs Barker, Burch, Pallett & Shaw  
Parish Clerk Peter Dow

- 1 All present had copies of the Council's Planning Protocol regarding pre-application approaches from third parties and agree that this would inform the proceedings.
- 2 RB outlined the process whereby his clients had responded to the BMSDC Call for Sites to make the case for land to the north of the recent Crest Nicolson development at Wetherden Road to be considered for a mixed development addressing their perception of infrastructure need within Elmswell.
- 3 JN confirmed that the first-pass proposal is for 170 dwellings to the west of the site with land made available for a 420 pupil primary school and / or satellite medical facility for multi-agency use.
- 4 It was noted that this proposal falls outside of the development plan areas of both the JLP and Elmswell's NDP, both of which are recently made and therefore carry weight.
- 5 In open discussion, the following were among the points made:
  - 5.1 The footpath / cycleway link with Woolpit seems to be a long-term aspiration
  - 5.2 SCC continue to favour the recently designated Woolpit site for a new primary school serving both villages
  - 5.3 There is no Infrastructure Delivery Plan as yet informing the emerging JLP Pt 2 and this might mean changes in approach regarding primary health care provision away from the current unyielding attitude to community based services beyond Woolpit Health Centre
  - 5.3 The building and fitting out of any social provision on the site would be undertaken by a 3<sup>rd</sup> party
  - 5.4 Further progress on the JLP is not expected until 2025
  - 5.5 The community view is very likely to be that, whatever infrastructure gain might be offered as part of the proposals for increased housing stock, the highways infrastructure problems, particularly at the Church Road / School Road / Church Hill junction cannot be addressed without the provision of a by-pass, which is a concept considered and subsequently abandoned in recent years with no practical hope of revival.
  - 5.6 The serious shortfall in Anglian Water's network is also a serious detriment to further development proposals.

**Peter Dow**  
**21.06.2024**