

6 Hyde Close
Elmswell.
IP30 9GZ.

Christchurch Land & Estates

3rd September
2025

App: - 3520/W/25/3364061.

Retirement/assisted care home/ Annshouses
planning in School Road Elmswell.

To Whom it May Concern.

It would appear Christchurch Land & Estates
have chosen Elmswell to plunk their latest
plan down in an over developed village.

It should not be allowed.

Their plan is for 66 homes, 36 bungalows and
Annshouses.

We already have 2 retirement/assisted care
facilities in Elmswell - Mann Court & Hannover
Court and of course Annshouses next to the
Church. So this development would not be
for local people, but to satisfy a tick box
over a wider area.

So Elmswell, with a huge amount of building
work already done and I believe 800 or so
more houses in the pipeline, should have these
plans thrust upon them to benefit others - ^{not} acceptable

INFRASTRUCTURE: —

Doctors overwhelmed apparently - locals
cannot see a doctor/get an appointment
easily. How would Woolpit Health Centre,
cope with an increased elderly population
being added to their list - ditto West Suffolk
hospital?

Pharmacies cannot cope.

Roads - already gridlocked at times due to increased housing, traffic transiting through village to north of Elmswell and building traffic.

Access to this site is a joke. Road 'improved' supposedly - but in effect still too narrow for existing traffic. Vehicles still round path to pass oncoming traffic.

Junction - At Church - not suitable for any more traffic.

This area historically is a beautiful one which many locals would like to see preserved for future generations - not blighted by more development.

Flooding has been mentioned

Elmswell maybe next to A14, labelled sustainable, have land - but Elmswell is overwhelmed by all this. We queue to get in village and queue to leave.

Surely our quality of life should be considered for once?

Developers just walk away after making their millions + leave us to live with what they have done.

Please leave Elmswell alone to try and live with what has already happened - we do not need anymore. Please listen to residents.

Thank you.

Virginia Finch

VIRGINIA FINCH

CC: Elmswell Parish Council