

23/093(II)(B) PLANNING FEEDBACK

From: Clerk to Bloor; Friday 6th October 2023, via email.

The amendments and the proposal's conformity with the Broadclyst Neighbourhood Plan were considered by members last night at an extra ordinary council meeting. The draft minutes and response from that meeting are attached.

I appreciate this will not be the response you were hoping for, and obviously we have had previous conversations about this, but our members would still like to try to secure an area of land that can be developed for a community hub, which would support the NP objectives to deliver a sustainable community. Should Bloor Homes wish to initiate that discussion please do let me know.

From Bloor to Clerk; Monday 9th October, 2023

Thank you for coming back to us.

It is obviously very disappointing that the PC are still not able to support our application, especially given that it is an allocated site and the district wide need for additional housing, of which this site is a logical extension to the very popular Pinn Court Farm development that has provided new homes for many families in the area.

We note the PC's comments, which are effectively a fresh set of reasons not to support the scheme, but from our point of view, we have taken the proposals as far as we wish to at this point, in the context of the planning balance and that which has already been delivered on the wider site.

We have not commented on employment related policy, as it is simply not relevant with regards to this application for residential development and that any ability to implement any previously approved care home has expired.

As discussed, with regards 'community hub', internally we do not consider this to be a viable option for the site and our focus must be on the delivery of further homes. Bloor Homes have already delivered/committed to the skate/play park, country park and the convenience shop as well as significant S106 financial contributions. This application will also be subject to a new S106 agreement with associated contributions and CIL.