

Summary of Meeting with Bloor Homes 9th October 2025

Land at Foxhall Road

Angie Buggs and Chris Yeo attended a meeting in Kesgrave Community Hall where they outlined their proposals for the development and that they were seeking local input to inform their application. They appeared very open to comment and upfront on their proposal.

- Bloor have owned the land freehold for approximately 1 year.
- They do not intend to submit their Outline Application until after the Christmas and New Year holidays.
- They hope to be on site in 2.5 years and to build 100 houses a year marketed through two outlets.
- They outlined their proposal for the facilities to be included, including a primary school and medical centre, but both these in terms of need and/or timing would be dictated by education and health authorities.
- No school would be considered probably until 300 houses had been built.
- They were liaising closely with Brightwell Lakes with regards to education and medical facilities.

They were very aware of the of the concerns regarding the traffic impacts and had been conducting traffic modelling.

- There were to be two access points onto Foxhall Road. The Eastern access would be a roundabout while the Western one would be signal controlled with the addition of pedestrian control to access the open space on the other side of the road. It would be separate from the Waste Disposal site access.
- The A12 roundabout would have traffic lights on the A12 to facilitate getting out of Foxall Road.

We pointed out that this was only a small part of the traffic issue, which would impact the Seven Hills area as well as further up the A12 and the hospital end of Foxall Road. They pointed to the traffic improvements that are already being considered for Seven Hills. We advised that these were discussed before Bloor Homes proposed development and the office and retail site proposal opposite Seven Hills crematorium.

They thank us for our input ahead of the public sessions to be held later and undertook to maintain continuing communication with us.

Chris Yeo

Chairman