

LNT CARE DEVELOPMENTS

HAVERHILL
CB9 0LL

DESIGN & ACCESS STATEMENT

LNT Care Developments
Helios 47
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Date: July 2025

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1. INTRODUCTION

1. INTRODUCTION

1.1 SCOPE OF DOCUMENT

This statement has been prepared in accordance with Section 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 also states the following requirements:

"(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about:

(a) the design principles and concepts that have been applied to the development; and
(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement must:

(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how specific issues which might affect access to the development have been addressed."

1.2 METHODOLOGY

The document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and reasons for the current proposals are put forward.

The role of this Design and access statement is:

- To guide and shape the future use and redevelopment of the site;
- To identify the development opportunities and constraints within the context of the wider area;
- To establish the parameters and principles for new development;
- To act as a material consideration in the determination of the redevelopment of the site;
- To create sustainable and high quality development that is appropriate to its context and that preserves and enhances the character and appearance of the area.

1.3 THE APPLICANT

The LNT story began over 30 years ago and is important to understand how the designs of our homes originated and evolved. Our founder, Lawrence Neil Tomlinson (LNT)'s family background is centered around care, his family operating care homes. At this time, their portfolio was made up of converted buildings and whilst focused on providing excellent standards of care, the buildings themselves by nature of design, didn't cater for operational efficiencies, enhanced social inclusion and wellbeing environments, nor the standards of compliance that today's requirements rightly expect of a modern care home.

On his parents wishing to retire, Lawrence bought his parent's company and set about identifying land opportunities where through his operational experience, a more purposeful design could be bought forward which allowed the residents living experience and the nuances of providing 24/7 care for residential and dementia needs to be at the heart of every design.

With that determination and passion, LNT have grown to be the largest provider of purpose built residential and dementia care homes. What makes LNT different from any other developer is the experience gained from being an award winning 'CQC outstanding' operator, as we operate every home we build with our 'Group' companies, Danforth Care, Oyster Care and Crystal Care.

We have built and commissioned over 250 care homes (as of June 2025) and are recognised by National and Regional Care Home operators UK wide for our cutting edge care delivering 'design' and sustainability principles.

1.4 SOCIAL, HEALTH AND WELLBEING IMPACTS

LNT are passionate about the value a great care home can bring to a community. Notwithstanding exemplar levels of care on offer within the care home, there are multiple positive impacts which come with a care home development in this location. These impacts include: -

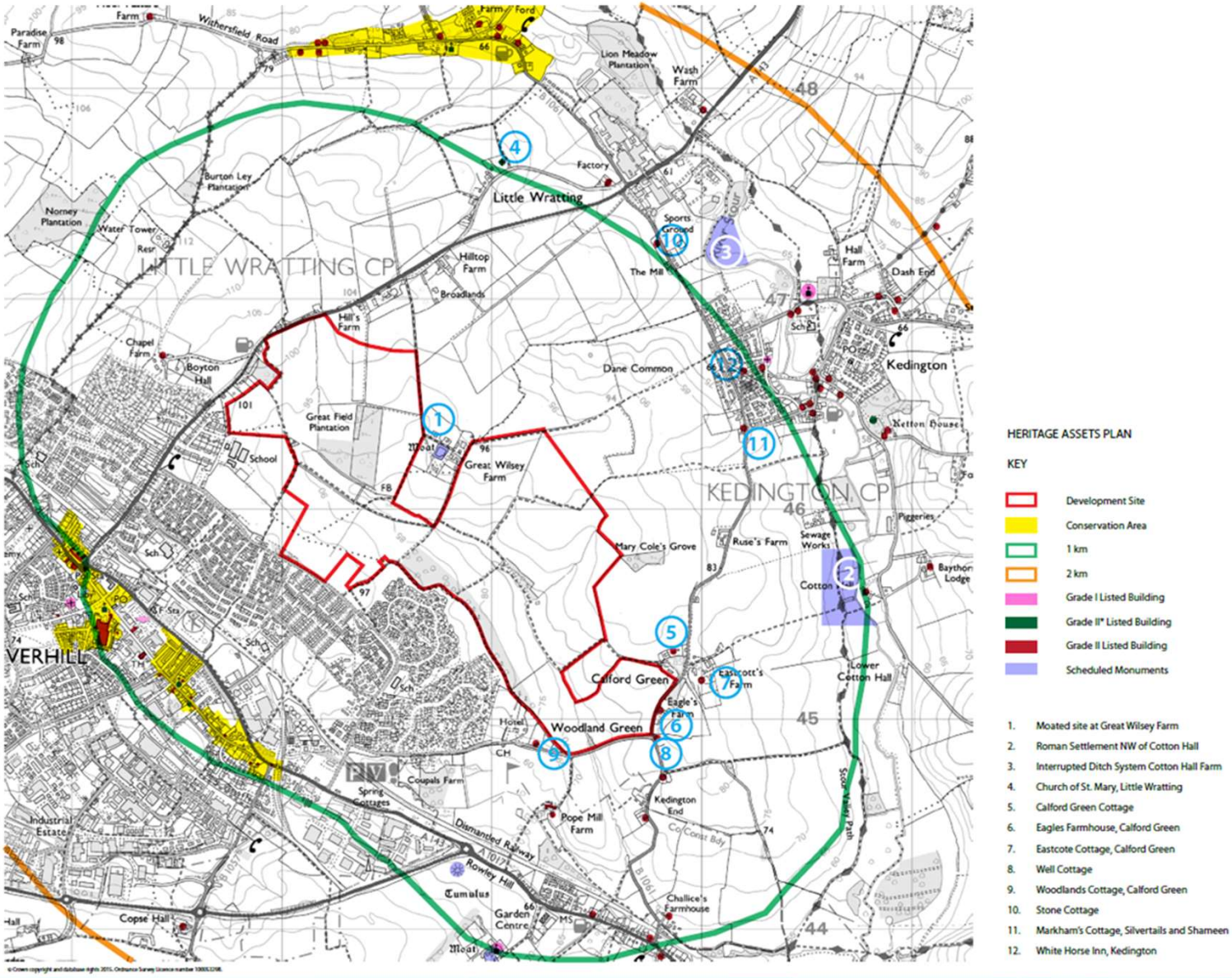
- The care home will have a positive impact on the housing stock in the locality by releasing family homes, which older people typically occupy, back into the market. Given the national housing crisis this is a major benefit to the construction of purpose-built care homes which in isolation also adds to the housing stock.
- The care home will contribute to the local housing supply. A care home is equivalent to the provision of approximately 28 individual dwelling units (based on the average number of adults pre household in the UK (Census 2024)). (PPG guidance Paragraph: 016a Reference ID: 63-016a-20190626 requires plan making authorities to count housing provided for older people, including care homes, against their housing requirement. To establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, taken from the published Census data).
- The care home will provide an important local community service for older people in need of care from within the local community or that have a strong local connection. Furthermore, it would not only provide a service to its future residents but also offer a sustainable support service to the wider developing and local community for families with older dependents in need of care.
- The alleviation of pressure on the NHS by providing 66 older people with 24/7 specialist care which reduces the chances of accident/injury in their own homes. The care homes also typically make arrangements with local doctors' surgeries so that a doctor can visit the care home to see multiple residents in one visit rather than providing multiple, individual appointments at the surgery.
- The care home will generate between 50 to 60 new employment opportunities, which is approximately 48 full time equivalent jobs which will significantly boost the local job market. All our care homes offer career progression and extremely competitive salaries for prospective employees.
- The care home will offer an enhanced choice for social inclusion and wellbeing by structured activities available through use of cinema room, hairdressers, gardening rooms and tearoom by way of example.
- Development of the care home would also make a significant contribution to local economic activity, with a significant number of local suppliers used for the delivery of goods and services in relation to the operation of the care home.

2. APPRAISING THE CONTEXT



2. APPRAISING THE CONTEXT

2.1 SITE LOCATION



2.2 PLANNING CONTEXT

The site has the benefit of Outline planning permission (ref: DC/15/2151/OUT) for residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space, landscaping and associated infrastructure.

National Planning Policy Framework

Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development (Paragraph 11) and that for decision-taking this means:

- *"approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- *the application of policies in this framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

As the proposal is deemed to be in accordance with the NPPF, any adverse impacts of approving the proposal would not significantly or demonstrably outweigh the benefits and as such, permission should be granted in accordance with paragraph 11 of the NPPF.

Delivering high-quality and sustainable buildings is fundamental to the planning and development process, with achieving good design being a key aspect in the delivery of sustainable development (paragraph 131).

Decisions should attach significant weight to development that reflects local design policies and guidance and Government design guidance (paragraph 139).

The NPPF is also clear at paragraphs 132 and 133 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

Paragraph 135 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.3 HISTORICAL SETTING



1945



2000



2018



2021



2023

2.4 SITE PHOTOGRAPHS













2.5 THE SITE

The application site is located in parcel A4 of the Great Wilsey Park development to the North East of Haverhill.

The land benefits from outline planning consent DC/15/2151/OUT for Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure which was approved on 15 August 2018 and amended on 12th November 2019 under NMA(B)/15/2151.

Covering an area of approximately 6807sqm (1.68 acres) the site takes up the northern most part of parcel A4, which is specified for C2 care on the approved parameters plan. Immediately to the west of the site is a Green Infrastructure area with a school and local centre beyond.

The site is not located within or adjacent to a Conservation Area, and there are no listed buildings on or immediately adjacent to the application site.

The building is positioned to allow the main lounges at the centre of the building to maximise the accessibility to and views of the secure residents' garden and local centre beyond. Bedrooms on the external elevations will enjoy longer range views out to the wider development whilst the back of house will face into the car parking/service area. The site plan below (figure 7) shows the relationship of the building and external amenity areas and how they relate to the site boundaries.

The main entrance is situated at the front of the care home, facing into the car park and vehicle and pedestrian access into the site. The reception and café will be a welcoming space for residents and visitors and will provide natural surveillance, along with the main office, for people entering and leaving the site.

The proposed development enables safe vehicular access to a contained parking area in a secure relationship with the proposed building. This layout allows the car park and access to be overlooked by the office and reception, increasing security as well as being practical and convenient in terms of the day to day operation of the home.

The internal layout allows the lounges to be a central focal point within the care home with doors leading to the outside space to encourage full use of the landscaped gardens. This arrangement is designed to provide a continuation of the indoor and outdoor amenity areas to support residents' independent movement through the care home, promoting their wellbeing and contributing to the character of the home.



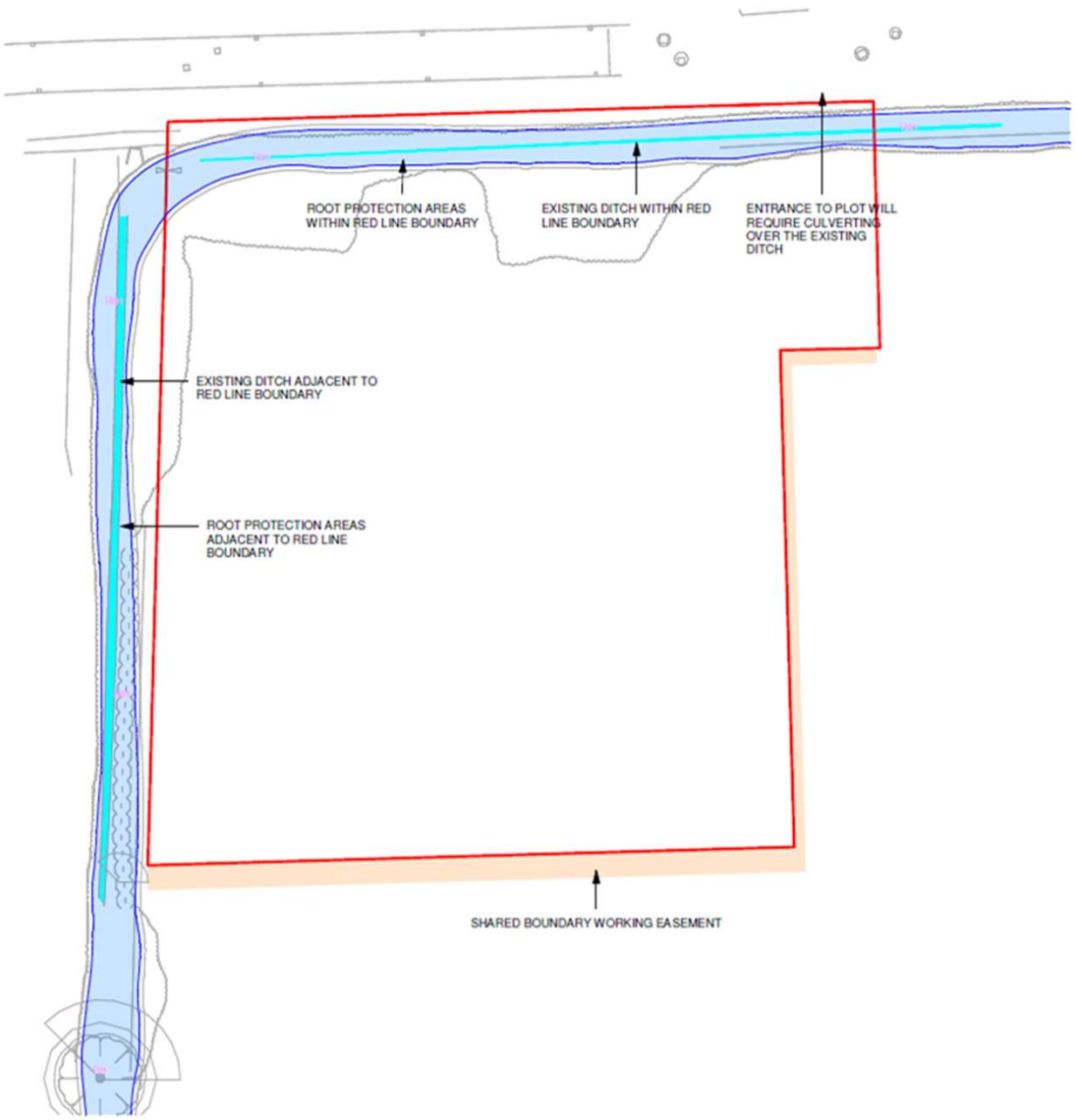
2.6 SITE CONSTRAINTS

The site is part of a wider scheme which benefits from outline consent, therefore most constraints have already been considered in the context of the strategic development of the site.

The plot specific constraints include:

- The existing ditch along the western and northern boundaries
- Requirement for an access point/bell mouth from the new access road
- Need to culvert the ditch to create the access
- Topography – slope of the site to the south
- Drainage connections
- Need to access the future plot to the south

All the above have been considered when designing the scheme and the proposal as submitted includes satisfactory responses to all constraints and a good overall design solution.



2.7 STAKEHOLDER AND COMMUNITY CONSULTATION

Applicants and their agents are generally encouraged to carry out pre-application consultation that is tailored to reflect the nature and scale of the proposed development. LNT Construction adopts this approach as a matter of best practice.

Letters and A4 sized copies of the drawings will be sent to all neighbouring residents and other property owners within the immediate vicinity of the site, advising them of the impending planning application and inviting comments and dialogue with the applicants directly if there are matters of concern or clarification required.

Copies of drawings and explanatory letters will also be sent to local Ward Councillors, Councillor Pat Hanlon and Councillor Lora-Jane Miller-Jones as well as the Clerk of Haverhill Town Council.



3. DESIGN DEVELOPMENT

3. DESIGN DEVELOPMENT

3.1 FORM AND MASSING

The design brief for the site is to accommodate a new contemporary and innovative care home compliant with current legislation, exceeding minimum applicable standards and providing a high-quality development in keeping with the context of the site.

The objective is to provide a character of accommodation that would provide a higher quality of life for residents than more conventionally designed facilities. In addition, it is to provide accommodation respectful of the character and appearance of the area that makes best use of the sites most positive assets, attributes and aspects.

As is recognised in national policy, achieving good design (and access) and creating well-designed places are key aspects of successfully delivering sustainable development. As is highlighted below, the proposals achieve this and take key opportunities to improve the character, quality and function of the local area.

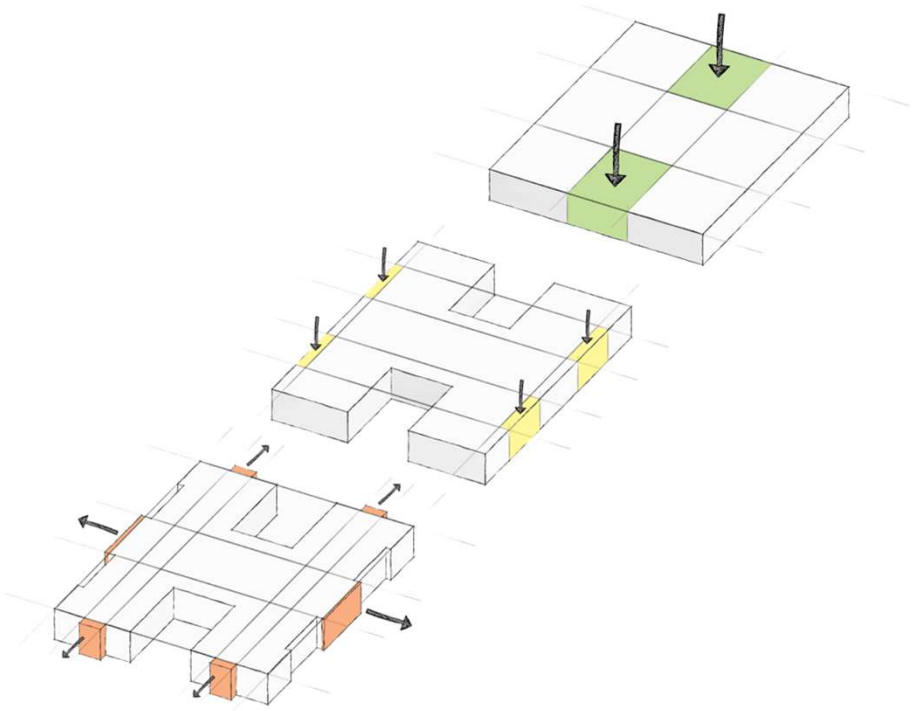
3.2 LAYOUT

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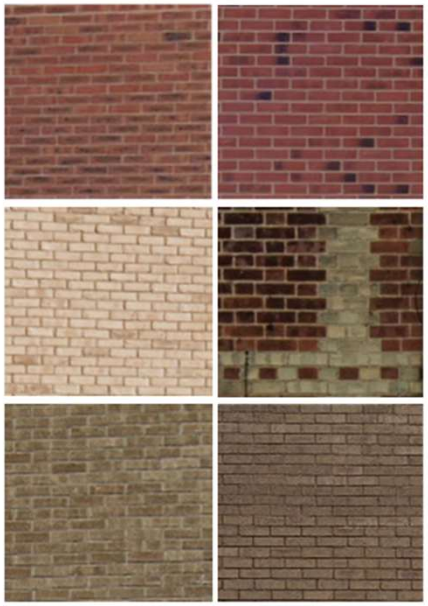
The internal layout allows the lounges to be a central focal point within the care home with doors leading to the outside space to encourage full use of the landscaped gardens. This arrangement is designed to provide a continuation of the indoor and outdoor amenity areas to support residents' independent movement through the care home, promoting their wellbeing and contributing to the character of the home.



3.3 MATERIALS

BRICK

Brick is one of the most prominent building materials in the area. There is a range of tones visible within the brick swatches adjacent with an emphasis on red brick



RENDER/CLADDING

Render and cladding examples in the area often take more bold approach in colour.



3. DESIGN DEVELOPMENT

3.4 BUILDING EXAMPLES











3.5 ELEVATION STUDY











MATERIAL FINISHES



FACING BRICK 1 - RED MULTI
Leicester Weathered Multi or similar



FACING BRICK 2 - YELLOW
New Sandhurst Stock or similar

RENDER
Silver Pearl or similar



CLADDING
CEDRAL CLICK
Slate Grey or similar



CILLS/HEADS
Stone



DOORS AND WINDOWS
Arthracite Grey RAL 7016

MATERIALS SHOWN ARE INDICATIVE. TO BE CONFIRMED IN APPROVED MATERIALS SCHEDULE

3.6 COURTYARD AND AMENITY SPACES

Secure landscaped garden areas will provide excellent usable amenity space for residents and will help them maintain good wellbeing; whilst also providing a green and attractive visual amenity for passers-by and assimilating the site well into the surroundings.

The ground floor layout of the building provides easy access for staff and residents to the landscaped courtyards and gardens. This relationship between indoor and outdoor space is a key element of the proposal, as the connection between indoor and outdoor amenity spaces increases the quality of the environment which is important for the wellbeing of residents.

A high-quality landscaping scheme will ensure the site contributes to biodiversity throughout its lifetime and new planting will provide trees and vegetation that support and enhance local habitats and wildlife connectivity. This approach also ensures that the Site and landscaping arrangements are beneficial to the needs and quality of life of future residents.

Soft landscaping will comprise trees, shrubs, flowerbeds, including raised planters and lawn (using native/indigenous and sensory species where appropriate). Hard landscaping will also be provided to allow level surfaced pathways around the building so residents of different mobilities can use them easily and safely. Overall, the landscaping will establish an attractive and welcoming setting.



4. THE PROPOSAL

4.0 THE PROPOSAL

4.1 SITE PLAN

People, regardless of disability, age or gender will have free access to the proposed scheme and can reach the main entrance of the building. The scheme will be designed in accordance with the requirements of the relevant Building Regulations:

- Part M

Relevant Sections of other Building Regulations:

- Part B (Fire Safety)
- Part K (Protection of falling, collision and impact)
- Part N (Glazing – safety in relation to impact, opening and cleaning)

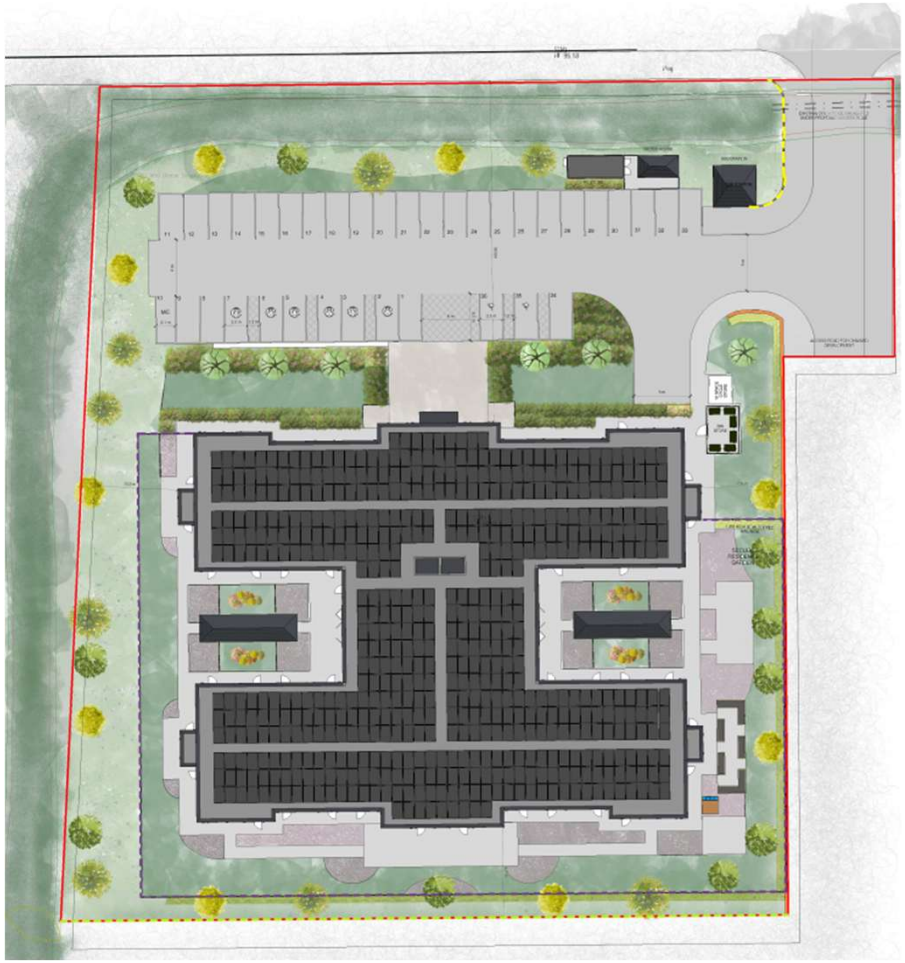
Occupants, managers and decision makers of the care home in the post construction and operation phases will develop and use an ongoing document of accessibility issues in accordance with their statutory duties.

Inclusive access and building use has been considered throughout the development proposal:

- Level access to the building and secure garden is designed from all central rooms, stairwells, main entrance and rear entrance.
- Level footpaths surrounding the building as well as destination pathways in the secure residents' garden to encourage independence.

Clear way finding;

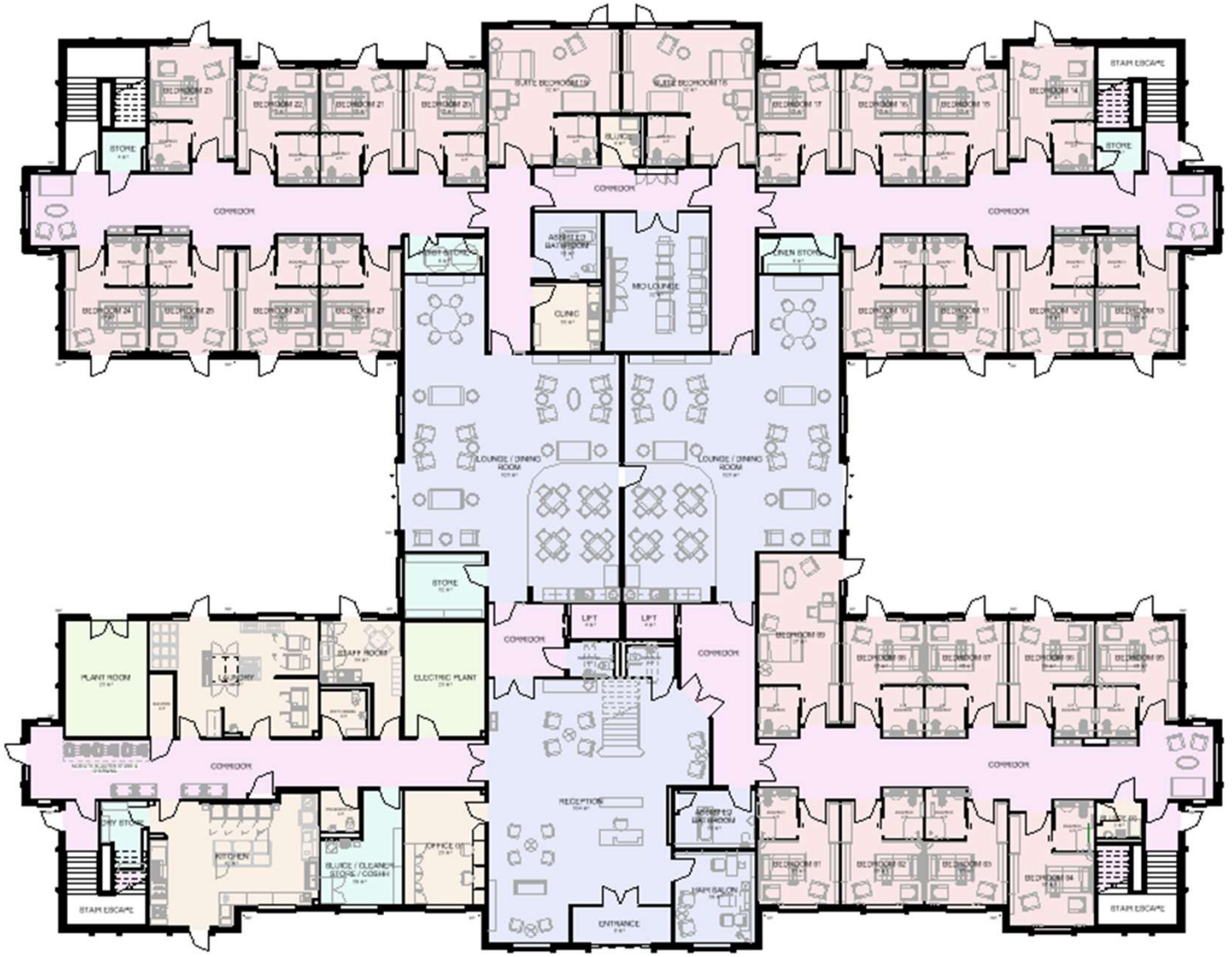
- Reception, common and circulation areas including refuse store access designed to meet Part M requirements.
- 2No lifts providing level access to all floors.
- Designated accessible accommodation suitable for independent wheelchair users and residents with mobility impairments.
- Access to and use of amenity spaces and secure garden area.



4.2 FLOOR PLANS

GROUND FLOOR

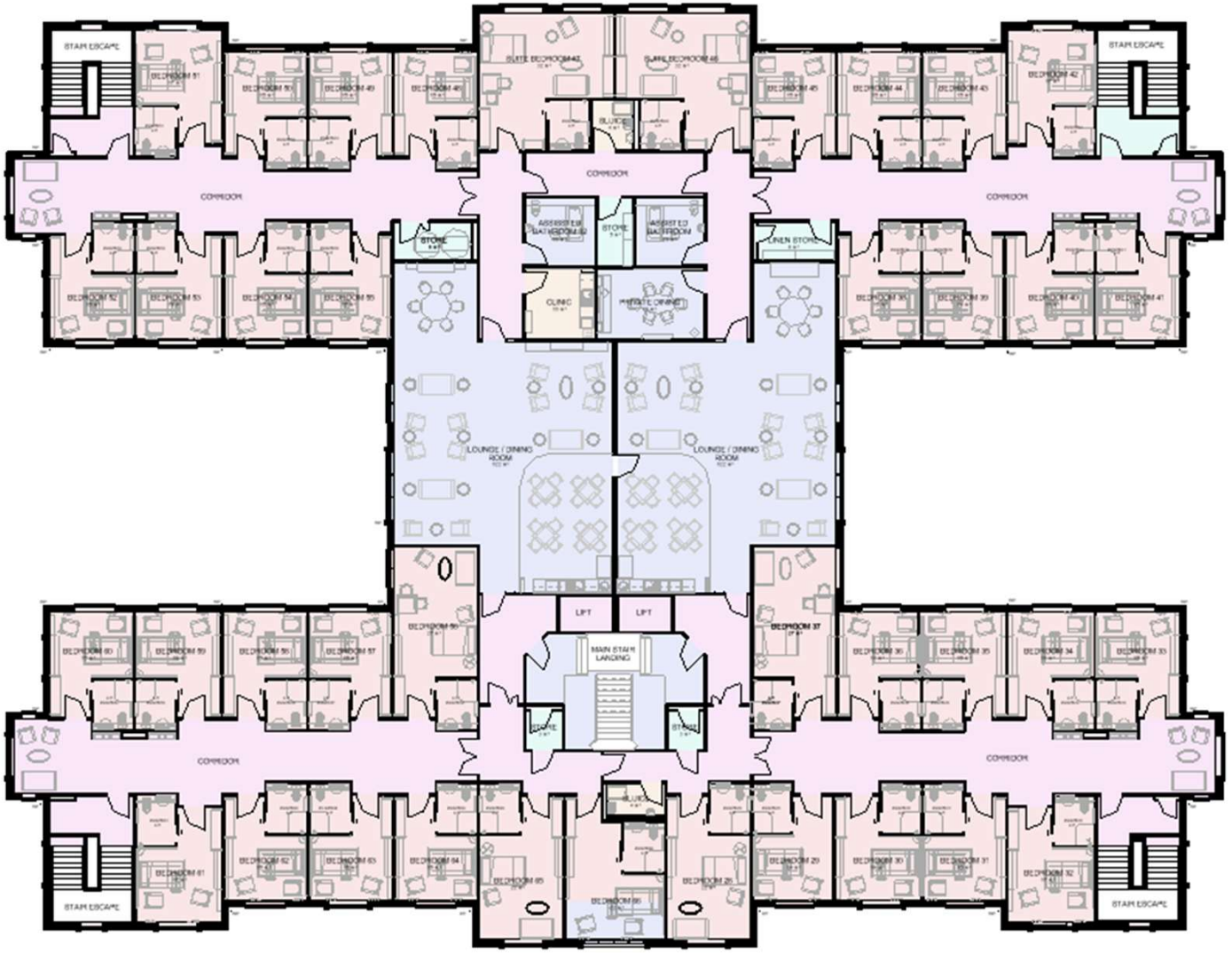
- BEDROOM
- BOH
- CIRCULATION
- COMMON AREA
- PLANT
- STORAGE



4.2 FLOOR PLANS

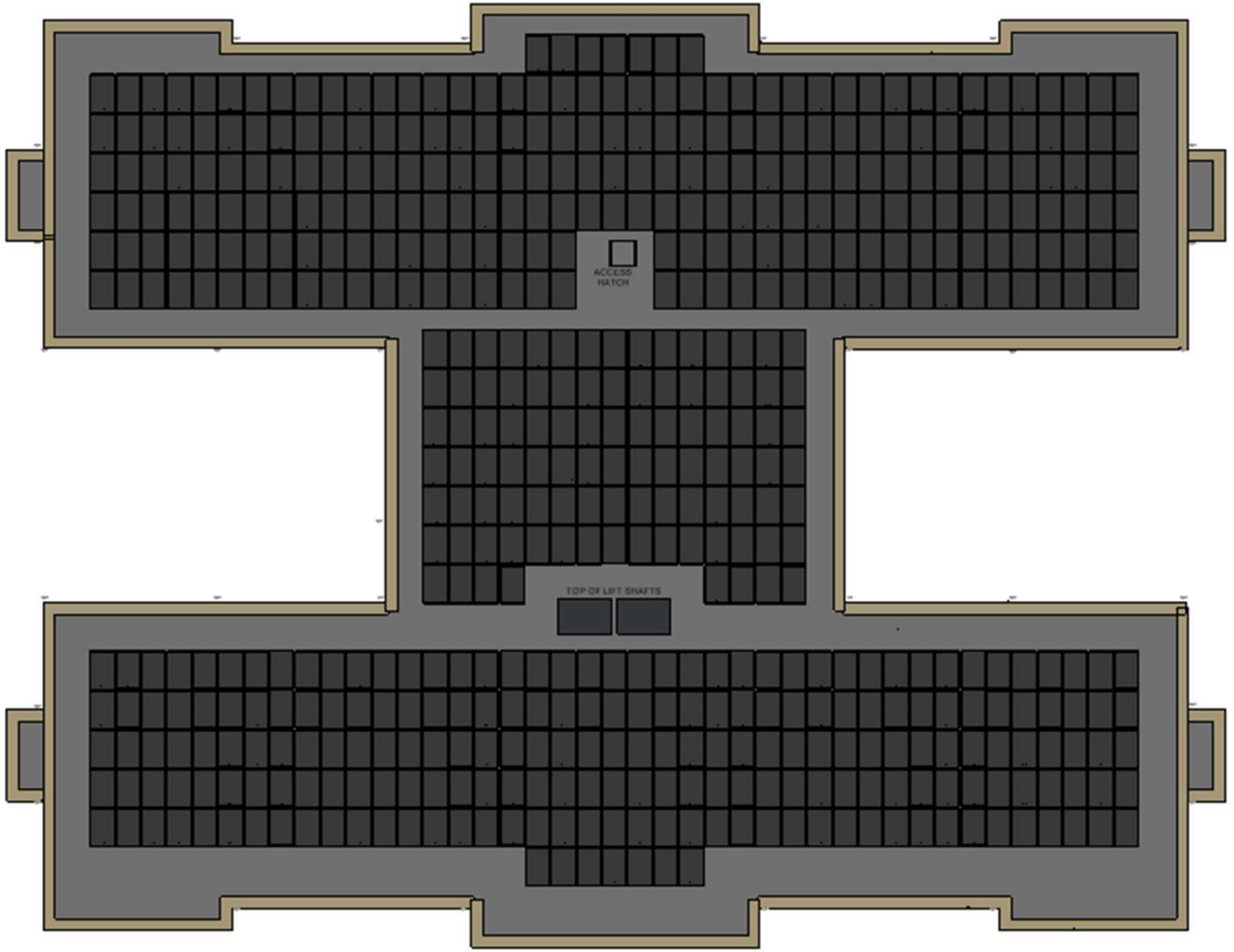
FIRST FLOOR

- BEDROOM
- BOH
- CIRCULATION
- COMMON AREA
- PLANT
- STORAGE



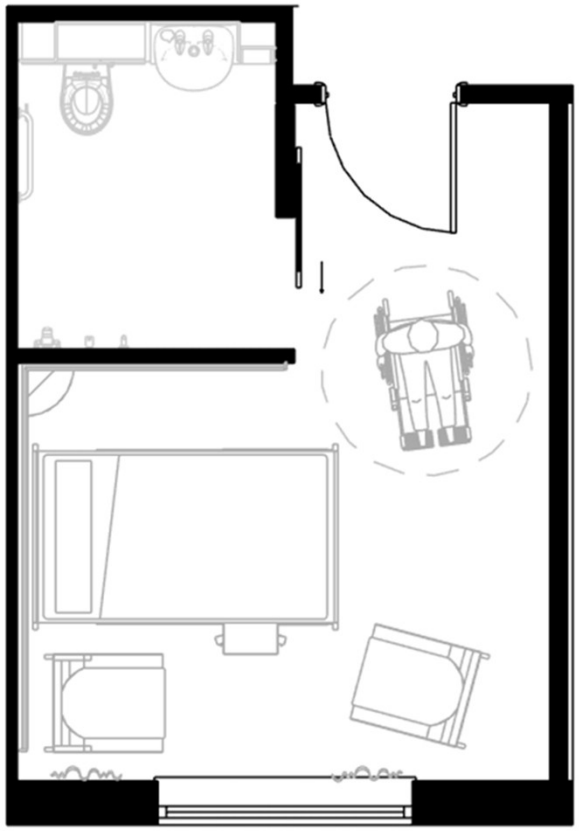
4.2 FLOOR PLANS

ROOF PLAN

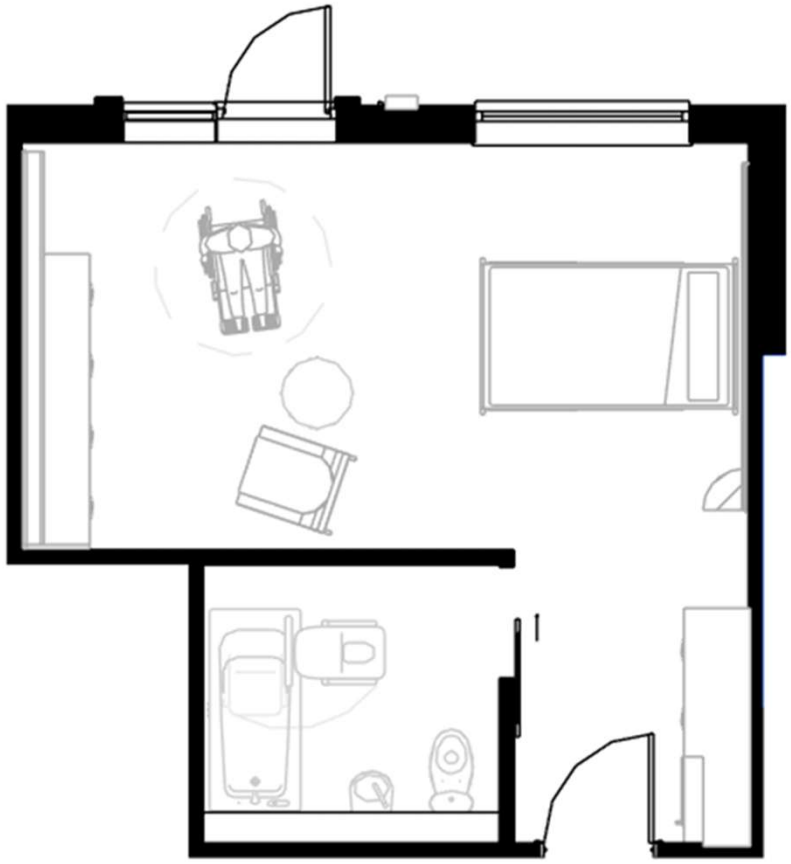


4.3 TYPICAL ROOM TYPES

	Care Standards	Proposed Scheme
Single Bedrooms	12m² (ex' ensuite)	14.6 m²
Communal/day Space	4.1 m² per resident	9.5 m² per resident



BEDROOM



SUITE BEDROOM

4.3 TYPICAL ROOM TYPES







4.3 TYPICAL ROOM TYPES

The Care Standards Act 2000, although now repealed, is the most recent relevant legislation which stipulated room sizes and set out standards of physical characteristics of premises in which care is to be administered. Therefore, it is still referred to in the design process of care homes, as there has been no replacement document in terms of design guidance.

The Health and Social Care Act 2008 is the current legislation, and whilst it does not set out the specific design parameters, it refers to Care Quality Commission (CQC) requirements, which we know from experience involve single-room accommodation with en-suite facilities and a generous ratio of communal/recreational space to residents.

Of all the LNT operational sites, all are rated good or outstanding by the Care Quality Commission. This means that the homes are built and operated in a way that meets and exceeds the CQC's stringent expectations.

The scheme is designed to be fully compliant with the Care Standards Act 2000 and key provisions include:

- A two-storey, purpose-built building totaling 3,400 sqm GIA with 2 different brick colours, anthracite windows and cladding, artstone heads and cills anthracite parapet capping.
- Single-room accommodation with fully en-suite wetroom facilities.
- High quality amenity spaces, including a hair salon, cinema, activity spaces, sky bar, a private dining area and communal lounge, dining and café areas.
- State-of-the-art back of house catering, laundry and servicing facilities, including staff showers and changing rooms.
- Wide corridors, with level/amenable access throughout and 'destination'
- 36 parking spaces (including 2 accessible, 6 EVCP, 1 motorcycle space and 8 cycle spaces).
- External service buildings (inc. a meter house, solar PV battery store and bin store).





4.5 ELEVATIONS



NORTH
1 : 100



EAST

4.5 ELEVATIONS



SOUTH
1 : 100



WEST

4.6 MODEL VIEWS







5. LANDSCAPE

5.1 PROPOSED LANDSCAPE

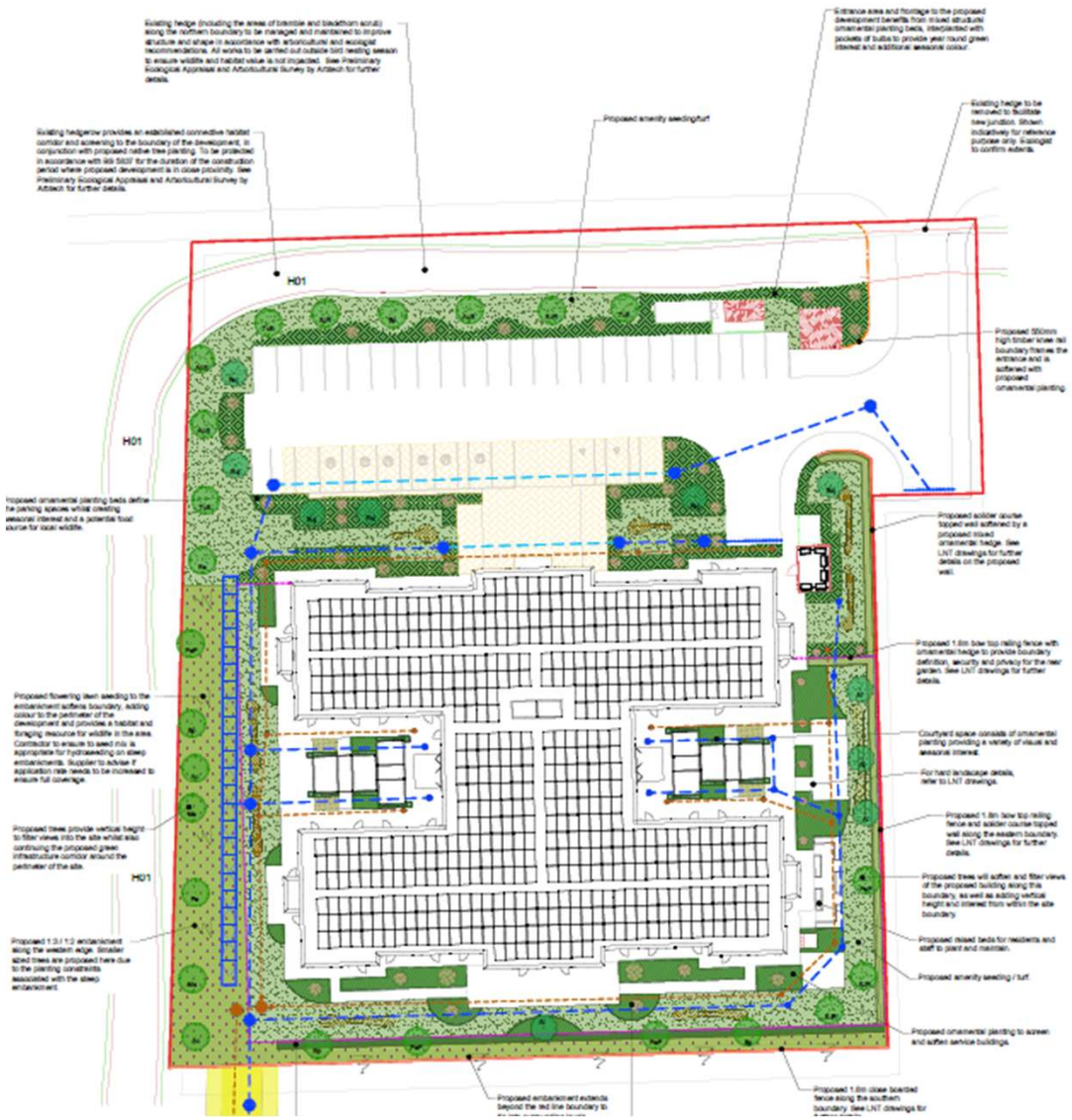
A landscaped setting is an important aspect of the external environment of a care home and can make a significant contribution to the overall quality of the living environment for future residents as well as the Garden Suburb setting. A landscaping scheme (incorporating lighting and hard-features) will be designed for the site appropriate to the character of the area.

The principal external amenity space for residents will surround much of the building as is shown on the accompanying site and landscaping plans. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn interspersed with hard landscaping in the form of surfaced pathways for residents' use. This large garden area would be secure and have direct access from the main lounges, quiet lounges and most ground floor bedrooms.

Public areas will also be landscaped in the form of suitable tree planting, shrubs and flowering plants to create an attractive setting to the care home development. The entrance to the site and car parking area will be planted with a mixture of wildflower and flowering lawns and ornamental and native shrubs to promote biodiversity and soften the appearance of the building and its associated car park and ancillary buildings.

It is important to point out that the amenity provision for the residents is not just about external space but very much a combination of both the indoor and external amenity spaces.

The total area of external amenity space proposed amounts to 3832m^2 which equates to a ratio of 58m^2 per resident. It is therefore considered the proposal will deliver more than sufficient external and internal amenity space for its residents.



5.2 ASPIRATIONS















6. ENVIRONMENTAL CREDENTIALS

6.1 SUSTAINABILITY STATEMENT

The proposed scheme will adopt a “fabric first” approach to energy and CO2 reduction, meaning that the details will be submitted at the reserved matters stage. As part of the application for outline planning permission, it can be confirmed that each new home will meet the CO2 reductions mandated by Part L of the 2021 Building Regulations, with CO2 emissions that are 31% lower than the current Part L 2013 standard. This will be achieved by following the Energy Hierarchy:

1. Be Lean – reduce energy demand

The design of a development – from the masterplan to individual building design – will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and lighting loads. Key considerations include:

· Building orientation – maximise passive solar gain and daylight.
· Building placement – control overshading and wind sheltering.
· Landscaping – control daylight, glare and mitigate heat island effects.
· Building design – minimise energy demands through fabric specification.

2. Be Clean – supply energy efficiently

The design and specification of building services to utilise energy efficiently is the next stage of the hierarchy, taking into account:

· High efficiency heating and cooling systems.
· Ventilation systems (with heat recovery where applicable).
· Low energy lighting.
· High efficiency appliances and ancillary equipment.
· Ultra-efficient gas boilers with flue gas heat recovery.

3. Be Green – use low carbon/renewable energy

Renewable energy systems from the final stage of the energy hierarchy can be used to directly supply energy to buildings or offset energy carbon emissions arising from unavoidable demand. Details will be confirmed at the reserved matters stage, although it is anticipated that it could take the form of solar PV generation on every plot. As this hierarchy demonstrates, designing out energy use is weighted more highly than the generation of low carbon or renewable energy to offset unnecessary demand. When applied to the proposed scheme, this approach is referred to as “fabric first” and concentrates on improving U-values, reducing thermal bridging, improving airtightness, and installing energy efficient ventilation and heating services. In addition, it is recognised that there is a need to ensure that the proposed scheme is adaptable and able to accommodate the charging of electric vehicles, which will in turn minimise air pollution and reduce the impacts of climate change.



Health, Wellbeing and Social

Improved health management and quality of life



Alleviated of NHS delayed discharges



Reduced need for NHS appointments



Addressing the need for good quality beds



Appropriate homes for the needs of the community



Reduced unpaid carers burden



Economic Benefits

Full time construction jobs



Approximate build value added



50 full time jobs for the local community once operational



Approximate salary expenditure



Environmental Benefits

Over 70% of the homes energy is produced from on site renewable sources



On site battery storage provided for surplus energy



Ground source heat pumps and photovoltaic panels



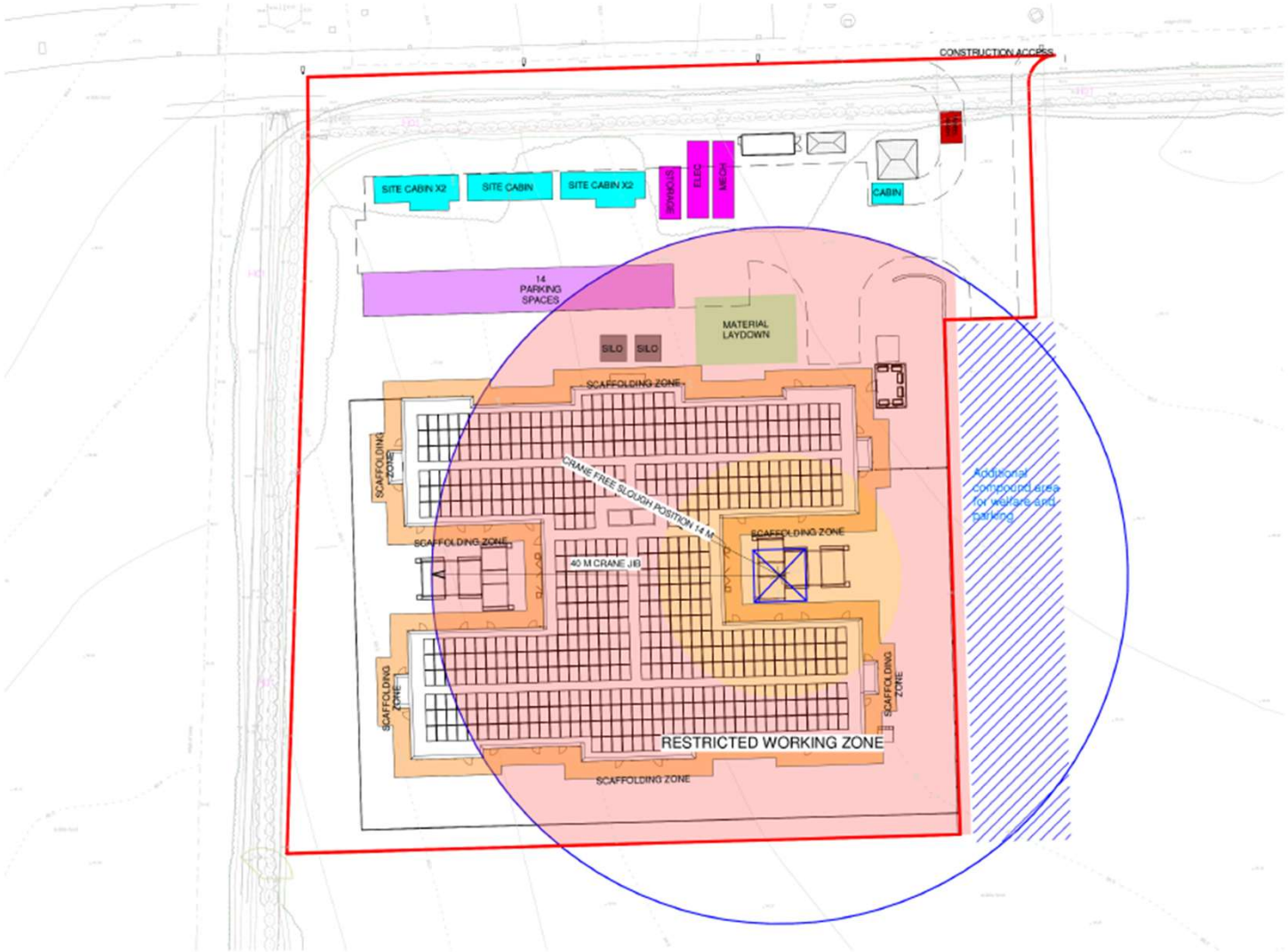
6 EV charging points provided



7. ACCESS STATEMENT

7.1 CONSTRUCTION SET UP PLAN

The following diagram provides an initial assessment of how construction works, hoarding and site cabins maybe accommodated in and around the site. The preferred layout will be subject to design development.



SITE SETUP PLAN

7.2 DESIGN AND ACCESS

As is recognised in national policy, achieving good design (and access) and creating well-designed places are key aspects of successfully delivering sustainable development. As is highlighted in this section, the proposals aims to achieve this and take key opportunities to improve the character, quality and function of the local area.

Access matters impact the functionality of a site and surrounding area, movements associated with it and a proposals relationship with its context.

7.3 PEDESTRIAN, CYCLE AND VEHICULAR ACCESS STRATEGY

The proposed plan form and building configuration will provide the opportunity to create and contain the car parking/circulation areas and will also facilitate the legibility of the care home and access to it and within it. Direct and level access will be possible from the car parking area, including disabled and drop off bays, serving the less mobile residents and visitors.



As shown on the accompanying site plan, vehicular and pedestrian access to the care home car park will be via a dedicated access road from The new Estate Road off English Way. The access will also include a footpath along both sides of the access road, creating pedestrian connectivity between the site and surrounding area. The single point of access for both pedestrians and vehicles allows the staff within the care home to monitor activity and control who enters the home and secure external areas.

A total of 36 No. car parking spaces are proposed as well as an ambulance/taxi drop off area with 2No. disabled spaces close to the main entrance for the care home and 6No. EVCP bays. A secure bike store will be provided for staff and visitors which will be located to the front of the care home, in direct eyesight of the main office and reception area.

The siting of the building and main entrance will create a logical and clear relationship with the public realm and will establish good natural surveillance and visual permeability.

7.4 ACCESSIBLE ACCOMMODATION

The development has been designed to provide accessible bedrooms in line with Building Regulations.

The following provision has been included:

· Level access to dwellings from lift on all floors;

· Corridors of suitable width to provide turning space for independent wheelchair users;

· Stairs suitable for ambulant disabled users (tonal contrast/width/handrails);

· Level access to external amenity spaces

· Generous resident common room spaces







7.4 SECURED BY DESIGN

The issue of crime prevention/Secured by Design has been considered during the design of the care home and measures have been incorporated into the scheme.

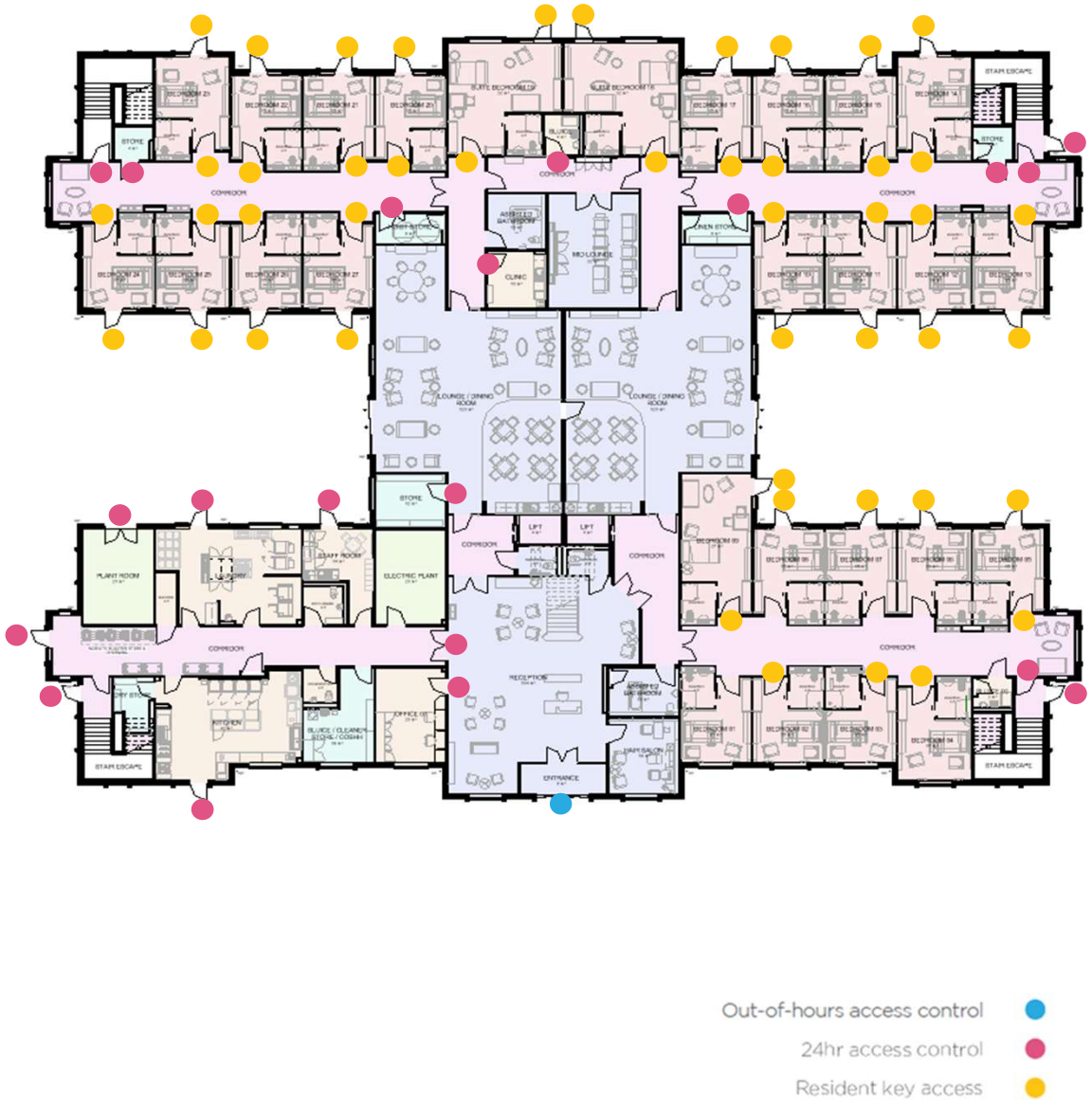
The orientation and configuration of the building is designed to provide natural surveillance from all areas, but mostly the car park and surrounding public space.

The main entrance will overlook the access to the site and car parking area. The main office and reception areas are located at the front of the building, next to the main entrance and are manned 24 hours a day. The outward facing communal areas will also overlook key areas throughout the day and evening.

Appropriate lighting is an integral element in achieving these objectives. The lighting will be designed to deter intruders and reduce the fear of crime. The focus for lighting will be on the main site access, car parking areas and all footpaths and associated areas to the care home building.

Suitable and secure boundary treatments will enclose the main garden area for residents, creating a defensible space around the care home. Decorative railings are proposed to create an attractive garden space and provide permeable views throughout the site, providing a sense of openness and creating a less institutionalised feel.

The front of the site will feature planting in the form of new and existing hedgerow to the entrance to establish a natural and attractive setting to the site's access. The site will benefit from established hedgerows and mature tree planting around most of the site and will be supplemented in areas by hit and miss fencing and railings which will prevent unauthorised alternative access, whilst maintaining an open and natural feel. This will suitably deter criminal and anti-social behaviour.



7.5 ECONOMIC AND SOCIAL CONTEXT

LNT are passionate about the value a great care home can bring to a community. A care home within the community creates 60 jobs and 66 first class bedrooms for 66 happy residents to live in. We know from experience how reassuring it can be to move from an empty home to a warm caring environment and enjoy great food and stimulating activities in terrific facilities. We do not just build buildings we build environments where later life can be enjoyed.

Notwithstanding exemplar levels of care on offer within the care home, there are multiple positive impacts which come with a care home development in this location. These impacts include: -

The care home will have a positive impact on the housing stock in the locality by releasing family homes, which older people typically occupy, back into the market. Given the national housing crisis this is a major benefit to the construction of purpose-built care homes which in isolation also adds to the housing stock.

The care home will provide an important local community service for older people in need of care from within the local community or that have a strong local connection. Furthermore, it would not only provide a service to its future residents but also offer a sustainable support service to the wider developing and local community for families with older dependents in need of care.

The alleviation of pressure on the NHS by providing 66 older people with 24/7 specialist care which reduces the chances of accident/injury in their own homes. The care homes also typically make arrangements with local doctors' surgeries so that a doctor can visit the care home to see multiple residents in one visit rather than providing multiple, individual appointments at the surgery.

The care home will offer an enhanced choice for social inclusion and wellbeing by structured activities available through use of cinema room, hairdressers, gardening rooms and tearoom by way of example.

Development of the care home would also make a significant contribution to local economic activity, with a significant number of local suppliers used for the delivery of goods and services in relation to the operation of the care home.

The care home will generate 48 full time equivalent jobs which will significantly boost the local job market. LNT's operational arms offer career progression and extremely competitive salaries for prospective employees. a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur. Table 1 below shows the potential employment breakdown for a sixty-six-bed care home. Staffing levels are based on dependency needs and generally homes are run at a dependence level of 8 – 10 care staff per shift.

Day shifts (08.00 – 2000)	No. of staff in total	No. of staff per shift	Shift pattern
Manager	1	1	08.00 – 17.00
Care Manager	1	1	08.00 – 17.00
Front of House Manager	1	1	09.00 – 17.00
Lifestyle Manager	1	1	09.00 – 17.00
Activities Coordinator	2	1	10.00 – 15.00
Deputy	2	1	08.00 – 20.00
Senior Care Assistant	8	4	08.00 – 20.00
Care Assistant	8	4	08.00 – 20.00
Part time care assistant	6	3	07.00 – 14.30
Caretaker	1	1	10.00 – 14.00
Kitchen Manager/Cook	2	1	08.00 – 17.00
Kitchen assistant	2	1	09.00 – 15.00
Domestic staff	3	2	08.00 – 13.00
Head of Housekeeping	1	1	08.00 – 13.00
Laundry Staff	2	1	08.00 – 13.00
Total Day shift	**41**	**24**	
Evening shift (14.30 – 22.00)			
Part time care assistant	6	**3**	14.30 – 22.00
Night shifts (20.00 – 08.00)			
Night care manager	1	1	20.00 – 08.00
Senior Care Assistant	4	2	20.00 – 08.00
Care Assistant	6	3	20.00 – 08.00
Total Night shift	12	**6**	
Total Day & Night shift	58	**33**	
Total Week	**58**	**33**	

8. CONCLUDING STATEMENT

LNT has developed approximately 250 care homes over the last 30 years, equating to more than 16,500 quality care beds specifically providing for the care of older people across England. Around 1 in 3 newly built care homes in the UK are developed by LNT.

The development of this site for a new purpose-built care home will have a positive impact upon the area by developing the site for a use that would be beneficial and fulfill a need, whilst providing a development sympathetic in terms of its scale and design. The development would bring economic benefits by creating more employment and economic activity, both during construction and in the long-term operation of the home.

The design, location and orientation would bring social benefits to both future residents, encouraging integration with the local community, encouraging social cohesion and a sense of place and identity.

The proposed scheme's position and layout will maximise the quality of internal and external environments and future residents' quality of life and well-being. It will be of a scale that will integrate well with its surroundings, encouraging positive relationships with the existing built environment and will not result in any harm to the character or amenity of the area and its existing residents.

Overall, the proposals comprise a high-quality design with appropriate access and will positively enhance the character and quality of the site, its immediate setting and the surrounding area. Whilst also offering an important local community service and employment opportunities.

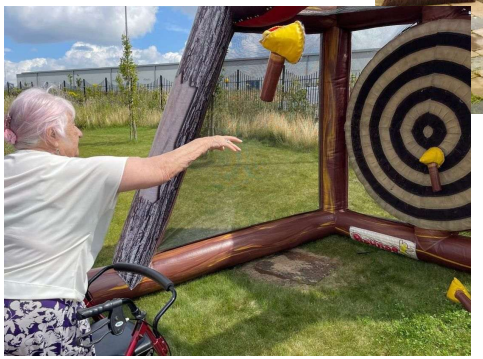
A positive conclusion to this application would allow the applicants' own operational company (Crystal Care) to open a state of the art care home within the community, creating 60 full time equivalent jobs and 66 first class bedrooms for 66 happy residents to live in. The care home would be an invaluable part of the Great Wilsey Park development as a whole, adding to the character of the area and providing a fantastic facility for local residents in need of care.

As has been demonstrated within this Design and Access Statement; the proposals meet the principles of good design and therefore accords with local and national policy objectives.









LNT CARE DEVELOPMENTS

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