LNT CARE DEVELOPMENTS

06 February 2026

West Suffolk Council
West Suffolk House,
Western Way,
Bury St Edmunds,
IP33 3YU

Dear Sir / Madam

PROPOSED NEW CARE HOME FOR OLDER PEOPLE – LAND NORTH EAST OF HAVERHILL: PLANNING PORTAL REF. PP-14266698

Please accept this letter on behalf of the Applicants, LNT Care Developments to accompany the above planning application which seeks reserved matters approval (including access, appearance, landscaping, layout, and scale) for the development of a new two-storey, 66-bed care home for older people, with associated access, parking and landscaping (Use Class C2).

The site is part of a wider mixed-use development which was granted outline approval under application 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.

LNT Care Developments have been building, commissioning and operating care homes for over 30 years. Over that period the company has built over 250 care homes and today is by far the largest supplier of much needed new care homes in the UK.

What makes LNT different from any other developer is the experience gained from being an award winning operator of new care homes, as well as a developer. Every single feature of the building is specifically designed around one single objective - to enable the delivery of great care and provide a great place to live, work and visit. The majority of our homes achieve CQC 'outstanding' ratings and we expect this one, which would be operated by our sister company, Crystal Care Collection, to be no different.

We are passionate about the value a great care home can bring to a community, creating 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 the layout of this home would ensure that residents can access all the facilities, move around the building freely and nobody is far away from the community we create at the heart of the home.

This proposed development would be very much a local community facility, with residents and staff expected to emanate from the local area, typically within a 3-mile radius of the site to ensure that the local community benefit first from the development.

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The following documents and plans accompany the application:

DOCUMENTS

1. Design and Access Statement *(including Economic Statement and Statement of Community Involvement)*
2. Planning Statement
3. Travel Plan
4. Sustainability, Renewable Energy & Health Impact Assessment
5. Drainage Strategy
6. Drainage Calculations
7. Catchment Areas Plan
8. Attenuation Tank Sections
9. Drainage Maintenance Plan
10. Preliminary Ecological Assessment
11. Geotechnical Appraisal
12. Transport Statement
13. Tree Survey
14. Tree Protection Plan
15. Arboricultural Method Statement
16. Arboricultural Impact Assessment
17. Electric Vehicle Charging Details
18. PV panels information/spec sheet
19. Lighting Spill Diagram

PLANS AND DRAWINGS:

20. LOCATION PLAN CB9 7UE - A-01
21. TOPOGRAPHICAL SURVEY CB9 7UE - A-02
22. SITE PLAN CB9 7UE - A-03
23. FLOOR PLANS CB9 7UE - A-04
24. ELEVATIONS CB9 7UE - A-05
25. INTERNAL ELEVATIONS CB9 7UE - A-05.1
26. 3D VISUAL CB9 7UE – A-06
27. 3D VISUAL CB9 7UE – A-06-1
28. 3D VISUAL CB9 7UE – A-06-2
29. 3D VISUAL CB9 7UE – A-06-3
30. PROPOSED SITE SECTIONS - CP-10
31. PROPOSED RETAINING WALL- CP-14
32. VEHICLE TRACKING CB9 7UE- A-07
33. CYCLE STORE DETAILS
34. BIN STORE DETAILS SDL-033
35. METER HOUSE & GARDEN STORE SDL-090.4D
36. PV BATTERY HOUSING PV-01A
37. SUBSTATION DETAILS (‘Alternative pitched Roof’ option)
38. EXTERNAL LIGHTING PLAN CB9 7UE- A-08
39. LANDSCAPE PLAN PWP941001.02

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The required planning fee of £31,115.00 for this submission has been paid via the Planning Portal.
I hope this provides sufficient information to validate the application. If you have any queries, please do not hesitate to contact me by email at jo.kemp@LNTconstruction.co.uk.

Yours faithfully

[redacted]

Ms Jo Kemp BSc (Hons) MA
Senior Development Planner