

South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

11th October 2019

Dear Sir / Madam

PROPOSED NEW CARE HOME FOR OLDER PEOPLE WITH 8 NO. TWO BED RETIREMENT APARTMENTS, LAND TO THE SOUTH OF DARKLANDS LANE, SWADLINCOTE, DE11 0PJ. (PP Ref No –PP-08212237)

The application proposes the development of the site for a new purpose built three-storey care home and eight no. two bed retirement apartments with associated car parking and landscaping.

LNT Care Developments, part of LNT Group, specialise in the development of care facilities for older people. The Group has developed a series of care homes in a number of locations across Yorkshire and Lancashire and more recently the Midlands and south of England and has an excellent reputation for the quality of care accommodation that it provides.

This proposal is to provide a local community care facility where residents are expected to emanate from an area no more than three miles from the site.

In addition, the development would generate between 50-60 jobs, the majority of which are expected to be offered to suitable candidates from the local area. There would be no more than 24 members of staff on site at any one time.

From a general planning policy perspective, the facility would offer those in need of care an improved quality and choice of accommodation within the area to that which exists at present.

The application is accompanied by the following supporting documents and plans:

Drawings/Plans

1. Site Location Plan – DE11 0PJ-A-01
2. Topographical Survey – DE11 0PJ-A-02
3. Site Plan – DE11 0PJ-A-03
4. Care Home Floor Plans – DE11 0PJ-A-04
5. Care Home Elevations – DE11 0PJ-A-05
6. Retirement Apartment Elevations – DE11 0PJ-A-06
7. Care Home Visuals – DE11 0PJ-A-07.1
8. Care Home Visuals – DE11 0PJ-A-07.2
9. Care Home Visuals – DE11 0PJ-A-07.3
10. Drainage Strategy – DE11 0PJ-A-08

Reports

1. Geo Environmental Appraisal (inc. Coal Mining Coal Mining Risk Assessment)
2. Arboricultural Impact Assessment
3. Ecological Appraisal
4. Planning Statement
5. Design and Access Statement
6. Transport Statement
7. Residential dwelling units supplementary information
8. Flood Risk Assessment

The above documents are submitted after pre-app discussions with Richard Stewart.

The required planning fee of £24,948.00 has been paid via BACS on the Planning Portal.

I hope this provides a satisfactory level of information in order to validate the application. If you have any queries please do not hesitate to contact me.

Yours faithfully



**Mrs Tracey Spencer BA (Hons) Dip TP
Planning Manager**