

Tendring District Council
Council Offices
Thorpe Road
Weeley
CO16 9AJ

12th September 2023

Dear Sir / Madam

PROPOSED CARE HOME FOR OLDER PEOPLE, THE OAKS, WHEELLEY HEATH, CLACTON ROAD, CO16 9EF (PP Ref No – PP-12451886)

The application proposes the development of the site for a new purpose built two-storey care home 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, 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:

Documents

1. Design and Access Statement
2. Planning Statement
3. Transport Statement – Motion
4. Geoenvironmental Appraisal – Lithos (Ref – 4762/1)
5. Preliminary Ecological Appraisal– Wharton (Ref – 230705 1719 PEA)
6. Sustainability and Energy Statement
7. Arboricultural Impact Assessment – Wharton (Ref – 230713 1719 AIA V1)
8. Planning Needs Assessment – Carterwood (July 2023)
9. Economic Statement

Drawings/Plans

1. Site Location Plan – CO16 9EF-A-01
2. Topographical Survey – CO16 9EF -A-02
3. Site Plan – CO16 9EF -A-03A
4. Proposed Floor Plans– CO16 9EF -A-04
5. Proposed Elevations– CO16 9EF -A-05
6. Proposed Internal Elevations– CO16 9EF -A-05.1
7. 3D Perspective – CO16 9EF-A-06
8. 3D Perspective – CO16 9EF-A-06.1

9. 3D Perspective – CO16 9EF-A-06.2
10. 3D Perspective – CO16 9EF-A-06.3
11. 3D Perspective – CO16 9EF-A-06.4
12. 3D Perspective – CO16 9EF-A-06.5
13. PV Battery Housing – CO16 9EF-A-09
14. Meter House/ Garden Store Elevations – SDL-090.3C
15. Bin Store Detail – SDL-033A
16. Courtyard Timber Gazebo – SDL-092.2
17. Cycle Store Details – Dwg No. CYSH-PREM -2250 X 3000 X 2100
18. Drainage Strategy – BSP CRWH-BSP-XX-XX-T-W-0001-P01_Drainage_Strategy
19. Existing Utilities Survey Plans – (1 – 5)

The National and Local List of requirements have been assessed, the documents required have been submitted with the application.

The required planning fee of £20,854.00 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
Senior Planning Manager

