

## Statement by the applicant to a company a planning application at South Moor Lodge

This proposal will bring several benefits as outlined below:

- There continues to be a shortage of good quality elderly care home beds in the UK, with capacity having shrunk over recent years due to increasing regulation, Covid, and existing facilities becoming unfit for purpose. This development adds much-needed capacity within the local health care sector.
- South Moor Lodge is renowned as a high-quality care home with a long-standing good CQC rating at the 9.7/10 rating on carehome.co.uk based on 53 reviews.
- The proposed new rooms are circa 18 m<sup>2</sup> bedrooms excluding spacious full wet rooms. These rooms are at the top end of current care home bedroom specifications, in line with the quality of the care offer at South Moor Lodge.
- The proposal adds further communal space for existing and new residents.
- The proposal very significantly improves the appearance of the principal elevation of the building by the introduction of the new entrance to the home. The entrance is relocated from a rear corner of the courtyard arrangement of the existing building which is both difficult to find and unattractive in appearance. This proposal/revised scheme addresses this inadequacy and provides an attractive principal/front entrance to the building where this does not feature at present.
- The proposal significantly improves the location of the home managers study/office to a more central location at the front of the home so that this is easily accessible by all parties.
- The proposal greatly improves the functionality of the existing home by linking what is currently a courtyard shape with substantial travel distances from one end to the other into a circular route which very significantly reduces internal travel distance. This results in residents being better able to access all of the features which the home offers without unduly long and disorientating travel distances. A further benefit lies in improved/faster emergency access to all of the bedrooms within the building.
- The proposal links-up two separate first floor areas of the existing building which presently have only a perfunctory fire escape route between them. This part of the proposal also secures ease of access to the existing passenger lift and for that matter the new entrance area passenger lift.