

The Long Lees Residents Association
Long Lees Road
Lincoln

25th July 2017

Dear Sir/Madam

PROPOSED CARE HOME FOR OLDER PEOPLE - FORMER ADULT EDUCATION CENTRE, LONG LEES ROAD, LINCOLN.

Please accept this letter as an introduction and notification of our proposal to develop a 72 bed care home for older people on behalf of Tanglewood Carehomes at the above site.

LNT Care Developments are part of the LNT Group of companies and have considerable experience in the development and operation of care homes for older people. The company has an excellent reputation in respect of the quality of care provided and the quality of the facilities it operates.

As you may be aware, this site already benefits from planning approval for a 75 bed care home, however, the owners of the site (and subsequent operators of the care home) Tanglewood Carehomes, have been working alongside LNT Care Developments to come up with a new, more viable scheme.

Following consideration of the character and appearance of the area we are proposing a new three-storey 72 bed care home. Our proposed site layout and building design are illustrated on the enclosed drawings. These drawings form the basis of planning application that has recently been submitted to Lincoln City Council.

This planning application proposes an important new local community care facility, residents of which will be expected to come from no more than three miles away or be associated with families/relatives resident within this same catchment.

The development is expected to generate between 40 - 50 new jobs, the majority of which will be offered to suitable candidates from the same three mile catchment. We would anticipate additional employment generation through the construction phase of the scheme, as well as opportunities for local businesses to provide services for the new home.

The principle of a care home has already been accepted on this site, and whilst the current proposal is for a care home, you will see on the enclosed site plan that the southern portion of the site is earmarked for development which will be the subject of a separate planning application. This element of the development is currently being designed and is likely to be independent living units, which will be part of the same 'care complex', will be accessed via the same entrance road and will share some communal garden areas.

This consultation is from LNT Care Developments in order to offer an opportunity for you to raise any matters with us at this early stage. Whilst we try to contact all neighbouring residents in the immediate vicinity of the site, it is very difficult to ensure we have all the

correct addresses so please feel free to share or pass this information on to your neighbours if you feel they would be interested. For more information on our company or our existing care facilities please visit our website www.lntgroup.co.uk.

I hope this information is of some assistance. If you have any queries or wish to discuss any matters please do not hesitate to contact me on 0113 385 3834 or by email on joanne.sutcliffe@lntconstruction.co.uk.

Yours faithfully

J. E. Sutcliffe

Miss Jo Sutcliffe BSc (Hons) MA
Planning Manager