LNT Construction
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Kirklees Metropolitan Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL

15th October 2026

Dear Sir/Madam,

PROPOSED NEW CARE HOME FOR OLDER PEOPLE, LAND OFF BLACKMOORFOOT ROAD, HUDDERSFIELD (Planning Portal Reference: PP-15022818)

Please accept this letter as accompaniment to the above Reserved Matters planning application, in relation to planning permission ref. 2024/92614, which has been submitted on behalf of LNT Care Developments Ltd via the Planning Portal.

The application seeks approval for the development of a new three-storey care home for older people with associated access, car parking, ancillary buildings 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 locations nationwide and has an excellent reputation for the quality of care accommodation that it provides.

This proposal is to provide a local community care facility, the residents of which are expected to emanate from within roughly three miles of 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 same local area.

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

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

Supporting Documents	
1.	Covering letter (including list of submitted documents) - LNT
2.	Application form and relevant fee – via Planning Portal
3.	Planning Statement (including parking justification) - LNT
4.	Travel Plan - LNT
5.	Preliminary Ecological Appraisal Update (Dec 2025) – Cura Terrae
6.	Flood Risk Assessment and Drainage Strategy (08.24008-ACE-XX-XX-T-C-0001-P02) – Adept
7.	Preliminary Geoenvironmental Investigation – Lithos
8.	Waste and Recycling Statement - LNT
9.	Ventilation and Extraction Statement (with appendices)
11.	Huddersfield LTG Results (Lighting Impact Assessment) – 3LINE
12.	Climate Change and Net Zero Statement - LNT
13.	CEMP (Biodiversity) and Ecological Mitigation and Enhancement Plan (EMEMP) v3 - Arbtech
14.	Biodiversity Net Gain Assessment (dated 4th September 2026)
15.	BNG Metric (dated 4th September 2026)
16.	Health Impact Assessment - LNT
17.	Affordable Housing Statement
18.	Details of Solar PV – Easy Roof Data Sheet
19.	Details of Solar PV - JAM60S21 355-375 MR MC4
20	Details of EVCP
Supporting Plans	
19.	HD4 7AE-A-01 – Location Plan
20.	HD4 7AE-A-02 - Topographical Survey
21.	HD4 7AE-A-03 - Site Plan
22.	HD4 7AE-A-04 – Proposed 3 Storey Care Home Floor Plans
23.	HD4 7AE-A-04.1 – Proposed 3 Storey Care Home Floor & Roof Plans
24.	HD4 7AE-A-05 – Proposed Elevations
25.	HD4 7AE-A-06 – Visual 01 – Proposed View Towards Lounges
26.	HD4 7AE -A-06.1 – Visual 02 – Proposed View From The Junction Of Felks Stile Road And Blackmoorfoot Road
27.	HD4 7AE -A-06.2 – Visual 03 – Proposed View Towards The Entrance
28.	HD4 7AE-A-07 – Proposed Site Sections
29.	HD4 7AE-A-08 – Indicative Street Scene
30.	HD4 7AE-A-09 – Vehicle Tracking - Refuse
31.	HD4 7AE-A-10 – Existing And Proposed Levels Plan
32.	Landscape Masterplan – 26_417_101 rev A
33.	Bike Shelter Store, 8 Cycle Spaces – SD-A-002.1
34.	Bin Store Plan – SD-A-001.1
35.	COMBINED ELECTRIC METER HOUSE & GARDEN – SD-A-003.1
36.	PV Battery Housing – SD-A-004.1
37.	Sub Station Hipped Roof Plan and Elevations – SD-A-005.1
38.	Sprinkler House – SD-A-006.1

The required planning fee has been paid via 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

H.Boot

Miss Heidi Boot BA (Hons) MA
Planner

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