

08 July 2026

Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Dear Sir / Madam

PROPOSED ERECTION OF 66 BEDROOM CARE HOME FOR OLDER PEOPLE AT WEST PAVILIONS COURT, WHITE HORSE BUSINESS PARK, TROWBRIDGE, BA14 0FY (PLANNING PORTAL REF. (PP- 15031528))

Please accept this letter on behalf of the Crystal Care Collection (the Applicant) in relation to the above-mentioned planning application submitted via Planning Portal.

This application seeks approval for the development of a new three-storey, 66-bed care home for older people (Use Class C2), with associated access, parking and landscaping.

LNT Care Developments is part of the LNT Group, who together with LNT Construction and Crystal Care, specialise in the development and operation of care facilities for older people.

The LNT Group have developed a series of high-quality care homes nationwide and has an excellent reputation for providing top quality care and accommodation.

The proposed care home will offer those in need of care an improved quality and choice of accommodation, above that which is currently available within the local market. It would also assist in the delivery of a more sustainable and inclusive community in Trowbridge.

Residents and employees are expected to emanate from the local area, typically within a 3-mile radius of the site, which ensures the local community benefit first from the development.

The following documents and plans accompany the application in line with national and local validation requirements:

DOCUMENTS

AIR QUALITY ASSESSMENT

TREE CONSTRAINTS PLAN 01

TREE CONSTRAINTS PLAN 02

TREE CONSTRAINTS SCHEDULE

TREE PROTECTION PLAN

ARBORICULTURAL IMPACT ASSESSMENT

ARBORICULTURAL METHOD STATEMENT

BIODIVERSITY NET GAIN ASSESSMENT

BIODIVERSITY NET GAIN METRIC

BADGER SURVEY

EXTERNAL LIGHTING REPORT

OUTLINE LANDSCAPE MASTERPLAN

DESIGN AND ACCESS STATEMENT

FLOOD RISK AND DRAINAGE STRATEGY

GEOENVIRONMENTAL APPRAISAL

LNT Care Developments
Helios 47
Leeds
LS25 2DY
0113 385 3850

HEAD OF TERMS STATEMENT
NOISE IMPACT ASSESSMENT
NEED ASSESSMENT
GREAT CRESTED NEWT DISTRICT LEVEL LICENSE FORM
MARKETING EVIDENCE STATEMENT
PRELIMINARY ECOLOGICAL APPRAISAL AND ROOST ASSESSMENT
PLANNING STATEMENT
TRANSPORT STATEMENT
TRAVEL PLAN
SUSTAINABILITY AND RENEWABLE ENERGY STATEMENT
FORM_1_CIL_ADDITIONAL_INFORMATION

PLANS AND DRAWINGS**DRAWING NO.**

LOCATION PLAN	BA14 0FY - A-01
TOPOGRAPHICAL SURVEY	BA14 0FY - A-02
PROPOSED SITE PLAN	BA14 0FY - A-03
PROPOSED 3 STOREY CARE HOME FLOOR PLANS	BA14 0FY - A-04
PROPOSED 3 STOREY CARE HOME FLOOR & ROOF PLANS	BA14 0FY - A-04.1
PROPOSED ELEVATIONS	BA14 0FY - A-05
3D VISUALISATION OF CARE HOME ENTRANCE	BA14 0FY - A-06
3D VISUALISATION OF REAR GARDEN	BA14 0FY - A-06.1
3D VISUALISATION OF COURTYARD	BA14 0FY - A-06.2
3D VISUALISATION FROM PEDESTRIAN FOOTPATH	BA14 0FY - A-06.3
PROPOSED SITE SECTIONS	BA14 0FY - A-07

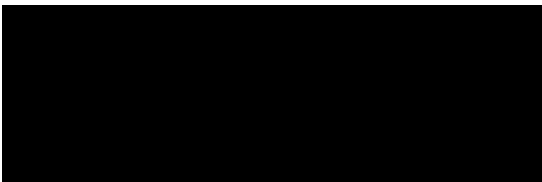
ADDITIONAL DETAILS**DRAWING NAME**

DETAILS OF SOLAR PV	JAM60S21 355-375 MR MC4
DETAILS OF SOLAR PV	EASY ROOF DATA SHEET
DETAILS OF BATTERY HOUSING	PV BATTERY HOUSING DETAILS
DETAILS OF BIN STORE	BIN STORE DETAIL
DETAILS OF CYCLE SHELTER	CYCLE SHELTER DETAILS
DETAILS OF EVCP	QUANTUM EV TOKEN MECH PAYG DATA SHEET - 04
DETAILS OF METER HOUSE & GARDEN STORE	METER HOUSE & GARDEN STORE

The required planning fee has been paid via the Planning Portal.

I hope this provides sufficient information to validate the application. If you have any queries, please do not hesitate to contact me by email at [REDACTED]

Yours faithfully



Mr Samuel Finlay (Hons) MA
Planner

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