

## Successful planning achieved for care village

Carterwood were commissioned to prepare a needs assessment on behalf of Audley Court Ltd in support of a planning application for the development of a care village on the site of the former Redwood Lodge Hotel, Beggar Bush Lane, Failand, Bristol.

### Background:

- The site is set within the grounds of the former Redwood Hotel and Country Club, originally built in 1898 to house the ornithological collection of Sir Greville Smyth of Ashton Court fame. The retirement village also stands adjacent to the popular Old Bristolians Rugby Club.
- The planning application contained a request to develop a care village comprising 124 extra care units, which would comprise 104 apartments and 20 cottages along with communal and ancillary facilities.
- The location of the proposed scheme had a number of inherent advantages that make the site particularly suitable for its proposed use as a care village. The site benefits from excellent road links with Bristol city centre and the M5.

### What we did:

- Provided a commissioning review, which identified a need for the supply of additional extra care provision in the relevant strategy documentation from North Somerset Council.
- Assessed the existing and planned supply of extra care schemes within the market catchment area and North Somerset Council boundary area and identified an enormous shortfall of 736 private extra care units within the market catchment area and 304 within the North Somerset Council local authority area.
- Established that there is a critical undersupply of extra care accommodation for private leasehold sale within both catchment areas.

### Added value:

- Our understanding of the Audley Court way of working enabled us to focus on providing the relevant information.
- Our tried and tested research demonstrated the presence of a large shortfall in the area for extra care units.
- Our conclusions were presented in a format suitable for consideration by planning authorities.



For more information about Carterwood or to find out how we can help you, please telephone **08458 690777**

info@carterwood.co.uk  
www.carterwood.co.uk

Aztec Centre, Aztec West,  
Bristol, BS32 4TD

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