

Alternative site assessment report results in planning permission in green belt

Carterwood was commissioned to prepare an alternative site assessment on behalf of Gracewell Healthcare, in support of a planning application in a green belt area for the development of a new 60-bedroom, purpose-built care home on a site that formed part of the Old Silhillians sports ground.

Background:

- The report was prepared as an independent opinion of the subject site, to ensure that the proposed care home was situated in the most suitable location in respect of obtaining the required planning permission.
- The site was assessed against alternative development sites identified within the catchment area.
- Carterwood's assessment process reviewed and analysed all of the potential sites within the defined catchment area, which identified a total of 223 sites.
- Carterwood had also been commissioned in June 2012 to prepare a need assessment for the proposed site, which highlighted a significant shortfall of market standard beds.

What we did:

- Reviewed all possible alternative sites within the proposed care home's 5-mile catchment area.
- Identified and assessed all sites within the catchment, with a primary focus upon the Solihull MBC local authority area, but also considering parts of the catchment that fall within the Birmingham City Council, Warwick District Council, Bromsgrove District Council and Stratford-on-Avon District Council local authority areas. The multitude of local authority areas presented some exceptional planning challenges in terms of the number of policy documents that needed to be reviewed by the team.
- Determined through our enquiries that a number of identified sites were also located within the green belt, and therefore were not sequentially preferable to the subject site.

- Established that there was a substantial elderly requirement for additional care home bedspaces, set to increase rapidly over the coming years, within a catchment area that was located in a highly desirable area, with house prices above the UK average.
- Confirmed, using Carterwood's three main tests for development, the suitability, achievability and availability of the sites identified, and that in our opinion there were no alternative sites that met all of these criteria.

Added value:

- Carterwood had previously worked with the client on other projects and were familiar with the organisation and its requirements.
- Used our in-house mapping software to determine the number of sites available in the catchment areas, and undertook a thorough analysis of all 223 sites, which included a number in the green belt area.
- Presented opinion in a format suitable for consideration by planning authorities, which resulted in planning permission being obtained despite the site's location in the green belt area.
- Demonstrated that there were no alternative sites available, thus strengthening the argument for the proposed scheme.

The care home was subsequently built and opened for business in 2016.

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

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