



Consultancy case study

Planning for eight care developments in five months

Over a five-month period, Carterwood has prepared planning need assessment reports for eight care developments, all of which have achieved planning permission.

The reports for all eight developments, which total 458 care beds and 88 extra care apartments, were commissioned by clients who have been working with Carterwood for between four and seven years.

No objections based on need for the developments were received.

Key fact: Our planning need assessment report is our most popular report, providing an in-depth analysis of the local market competition and demand characteristics for submission to the local planning authority.

Planning permissions granted

1. Client: Frontier Estates



Development detail:

64-bed care home in Quorn, Leicestershire. Based on the Quorn Football Club site, without reducing the quantity of sports provision. No objections based on need were received, although there were some objections primarily in relation to the reduction of parking at the sports grounds.

2. Client: Caring Homes



Development detail:

30-bed extension to an existing care home in Whitegates, East Sussex.

3. Client: LNT Group



Development detail:

66-bed care home in Buntingford, Hertfordshire, which is currently under construction and expected to complete early 2018. LNT Group is building for Oakdale Care Group. No objections based on need were received, although there were some objections based on parking and building height.

4. Client: Patron Capital



Development detail:

60-bed care home in Sevenoaks, Kent.



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5. Client: Frontier Estates



Development detail:

70-bed care home plus 10 extra care apartments in Shipston, Warwickshire. We sold this development to Shipston Nursing Homes in May 2017, on behalf of Frontier Estates.

Alex Taylor, associate at Carterwood, comments: "The breadth and depth of our care sector knowledge and insight means we are able to couple our vast, unique and internally gathered data with our tried and tested research methods. This allows us to precisely demonstrate need and shortfall. These factors, along with a sound understanding of the needs of our clients and the local planning authority, ensure a successful result for all. We look forward to seeing these new developments open in the near future."

6. Client: Caring Homes



Development detail:

70-bed care home in Surrey, to replace the existing Horsell Lodge care home. No objections based on need were received, although there were a number of objections in relation to parking, overlooking neighbouring properties, lack of visibility at entrance and increased collision risk with more traffic to the home.

Client feedback:

"Since 2012 Carterwood's vast knowledge and understanding of the national care home market has provided Caring Homes with vital support and intelligence. We are thrilled with our planning success and would like to thank the team for their guidance and professionalism."

Paul Jeffery, director of Caring Homes.

7. Client: Audley Court



Development detail:

78-unit extra care development in Runnymede, Surrey.

8. Client: Signature Senior Lifestyle



Development detail:

98-bed care home in Wandsworth, London.

Why Carterwood?



83% success rate

83% of planning applications where Carterwood has prepared a planning need assessment report have obtained planning permission.



92.6% on time

92.6% of our reports are issued on time, and 18.3% ahead of deadline.



300+ reports

We have prepared over 300 consultancy reports during the last six months, giving us one of the most comprehensive planning research databases of any consultancy firm.



Bespoke assessment

We assess the catchment for each report individually. This presents demand and supply in the most positive way to support the planning application.



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