

Alternative site assessment report assists in successful planning permission

Carterwood was commissioned to prepare an alternative site assessment in support of a planning application for the demolition of existing buildings and erection of an extra care development.

Background:

- The report was prepared as an independent opinion of the subject site, to ensure that the proposed extra care development was provided in the most suitable location.
- The site was assessed against alternative development sites identified within a 'market catchment' area, and the relevant local authority area.
- The study endeavoured to identify all suitable, available and achievable sites, allocated for development within the area, that could be alternative sites to the proposed development and capable of being used for the development of an extra care scheme.

What we did:

- We based our detailed assessment of the proposed extra care development both on a market catchment area extending to a radius of circa 10 miles from the subject site, and the local authority area.
- We analysed sites with planning permission but not yet developed, identified sites in local authority publications and those provided by agents.
- A site filtering process was undertaken in order to ascertain whether any sites identified from the process above were considered potentially suitable and therefore required further assessment. We assessed each identified site using the following criteria: sites need to be of the appropriate size, as well as being suitable, available and in an achievable timescale for an extra care development.
- Any sites that were identified as being unsuitable for an extra care development in the short term were filtered out and the remaining sites were inspected.

- Demonstrated that a number of sites were suitable and achievable; however, none of these sites were available and therefore the subject site was the only site that was suitable, available and achievable in the market catchment and local authority area.

Added value:

- Carterwood had previously worked with the client on other projects and were familiar with the organisation and its requirements.
- Presented opinion in a format suitable for consideration by planning authorities.
- Used our in-house mapping software to determine the number of sites available in the catchment areas.
- Demonstrated that there were no alternative sites available, which strengthened the argument for the proposed scheme.



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

Regulated by RICS