

Successful planning achieved for large development

Carterwood were commissioned by Frontier Estates to provide a needs assessment in support of a planning application for a 70-bedroom care home and 50 extra care apartments on the Parklands site in Chertsey.

Background:

- The site consisted of a vacant 1980s office building, with related ancillary buildings and car parking areas, within a parkland setting, and occupied a site area of 4.2 hectares.
- The site was situated next to a residential area, a hospital and business park, indicating a potentially large number of neighbouring households to consider in the planning application.
- The location of the site was within the Green Belt, and a number of trees on the land were covered by Tree Preservation Orders.

What we did:

- Provided a demand and supply analysis of the Runnymede Borough Council area, which indicated a significant shortfall of care home market standard bedspaces.
- Contributed to a Design and Access Statement and Planning Statement to describe how the proposal would be compact in form, would not be visible from the wider Green Belt area and would meet the needs of vulnerable people for new good quality care accommodation.
- Provided a commissioning review, which identified a need for additional dementia and high dependency nursing provision, as well as securing a recognition from Surrey County Council (SCC) that extra care is an attractive option for many older people and that SCC would promote the development of extra care units across a variety of tenures, including private leasehold.
- Demonstrated that there were no private extra care schemes with the RBC local authority area and a substantial shortfall of private leasehold units within the area.

Added value:

- Our understanding of the Frontier Estates way of working enabled us to focus on providing the relevant information.
- Despite a 247% increase in floor space compared to what existed on the site; we were able to provide evidence for the overall need for the development in the area and thereby assist Frontier in demonstrating that an exception to Green Belt policy should be made in view of the “exceptional circumstances”.
- Presented opinion 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**

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