



Simon Pease BA (Hons) MRTPI

Managing Director

Professional Qualifications

Bachelor of Arts, Honours Degree (First Class) Middlesex University 1974
Postgraduate Diploma in Town Planning (Polytechnic of Central London) 1978
Chartered Town Planner
Member of the Royal Town Planning Institute RTPI

Career Summary

Simon specialises in town planning, area based development frameworks, economic development and the delivery of urban renewal and large site development projects. He has over 20 years of both public sector and private consultancy experience. He has for the last 12 years been the Managing Director and owner of Ancer Spa Ltd.

Simon's experience in implementation includes all aspects of UK town planning legislation relating to development plans and development control in a wide range of cases, including appearance as an expert planning witness at Local Plan and Town Planning Public Inquiries.

His experience also includes the formulation of regional development strategies, the regeneration of urban areas, including large housing estates, master plans, development frameworks and development briefs for large sites and project management of urban regeneration schemes.

Prior to establishing Ancer Spa Ltd Simon gained direct and invaluable experience in development projects and urban renewal strategies while working for UK Local Authorities and the London Docklands Development Corporation (LDDC).

Ancer Spa Ltd is a town planning consultancy. It is active in the field of property development and economic regeneration and can undertake development and project financial appraisals, affordable housing and Section 106 negotiations. This in addition to its core services of local plan representations, preparing, submitting and negotiating planning applications and planning appeals. Co-consultants include landscape architects, urban designers, architects and graphic designers.

Recent Projects

Advanced Engine Facility, Wolverhampton – Jaguar Land Rover

In October 2011, Ancer Spa submitted a planning application on behalf of Jaguar Land Rover for a new 70,000 sq m advanced engine facility on the i54 site at South Staffordshire. Ancer Spa was assisted by the scheme architects Arup Associates in putting the submissions together.

Advanced Manufacturing Facility, Birmingham Business Park - AEC

ANCER Spa is the planning consultant for Aero Engine Controls' new manufacturing facility. AEC is a joint venture between Rolls Royce and Goodrich. The development proposal by Aero Engine Controls (AEC) at Plot 5000, Solihull Parkway, Birmingham.

The proposed site has an area of 8.52 ha and the proposed floorspace of 25,000m² represents a site density of 29%. The development may in the future be extended by a further building of 11,000m² of manufacturing and office floorspace which would have a total site density of 42%. Consequently this site has the capacity to not only accommodate the proposed project but also AEC's future expansion requirements.

A full detailed planning application is in preparation for this development as its range of uses falls outside existing planning permissions for the site. It will be submitted at the end of the Stage D design process in March 2012.

It is a requirement of the local planning authority that for major development schemes, consultation is undertaken with the local residential and business community prior to a planning application being submitted. It is recommended that limited consultation exercise is undertaken during the Stage D scheme design process and this could involve distribution of a newsletter, a public exhibition and a dedicated website.

The local planning authority has confirmed that for this development a full Environmental Assessment report comprising Environmental Impact Assessment, is unlikely to be required. However, it is expected that key issues will be covered in the various assessment reports that are required as supporting documents to the planning application and these should include:

- Design & Access Statement including Landscape Strategy
- Biodiversity Statement and Report including Tree Survey
- Flood Risk Assessment and Drainage Strategy
- Transport Assessment and Travel Plan
- Air Quality, Noise and Lighting Assessments
- Geotechnical and Land Contamination Study
- Economic Statement
- Sustainability Appraisal and Energy Statement

These studies and assessment reports would be undertaken during the Stage D Design process and would help to inform the final recommended scheme. ANCER SPA is responsible for co-coordinating the inputs which will form the comprehensive planning submission.

Poplar Farm, Grantham - Client: The Buckminster Estate

This current project includes the provision of planning and development advice to the client – The Buckminster Estate, for the development of 1,800 new houses and ancillary other uses as a sustainable urban extension on the edge of Grantham Lincolnshire. Ancer Spa's role was as project manager and lead planning consultant. This has included an Environmental Impact Assessment, outline planning application, and Section 106 negotiations. The total development budget for this project (to date) has been £125,000. The end value of the project will be some £30m.

Land in Perton – Client: Wrottesley Voluntary Land Settlement

Ancer Spa on behalf of the Lord Wrottesley Voluntary Settlement is promoting through South Staffordshire District Council's LDF process a 12 ha site in Perton Staffordshire. The project is a housing-led mixed use scheme of approximately 200 residential units. Other uses include small scale business units, 60 new allotments, 6 acres of new sports pitches, as well as local community facilities. Being close to the existing facilities of Perton, new footpaths and cycle links are proposed to integrate the scheme into the existing settlement. This project is ongoing.

Hagley Hall Estate Land, Hagley, Worcestershire – Client: Hagley Hall Estate

Advising the Estate land owner on maximising development value and income from 1,400 acre estate on the western fringes of Birmingham. This has involved reviewing the development potential of the Estate which includes a Grade 1 listed building and providing development and planning advice across a wide range of projects including major residential, leisure and commercial schemes.

I54 Wobaston Road – Client: Homes & Communities Agency / Advantage West Midlands

Redevelopment of a 90 ha site to the north of Wolverhampton to provide a strategic employment area including facilities for the University of Wolverhampton. Our work included preparing a Master Plan and obtaining outline planning permission, detailed permission for site preparation works, a new motorway access to the M54 and subsequent reserved matters approvals for Jaguar Land Rover, Moog Aerospace and Eurofins Laboratories. We will remain planning consultants for the further development of the site.

Chatterley Valley, North Staffordshire – Client : Advantage West Midlands

Redevelopment of a 100 ha site between Stoke and Newcastle under Lyme to provide a mixed-use strategic employment area including potential Medi-Park facilities for Keele University. Our work included preparing a Master Plan and obtaining outline planning permission, detailed permission for Phase 1 site preparation works and subsequent reserved matters approval for the 'Blue Planet' distribution centre scheme for Gazeley UK Ltd, comprising a BREEAM 'Outstanding' building.

Olympus Engineering, Stoke on Trent

Ancer Spa submitted a grant application on behalf of Olympus Engineering for gap funding from Advantage West Midlands towards the cost of construction of a new factory to enable their relocation from Hanley to Cliffe Vale in Stoke on Trent. The gap funding application was successful, we assisted in securing detailed planning permission for the building and the factory was opened by Lord Digby Jones in January 2011.

A34 Stratford Road Birmingham Regeneration Framework – Client: Birmingham City Council

This project involved the preparation of a regeneration framework for a rundown area of East Birmingham along the A34 Stratford Road. It included an intensive community consultation exercise in this area with a high BME population, and subsequent formulation of a detailed master plan for the Highgate Road area to guide mixed-use development.

Tyseley Wharf Master Plan, Birmingham – Client: British Waterways

This project included the provision of a master plan for a proposed Environmental Enterprise business park. It also involved development of the project concept, development brief and capacity analysis. We undertook an appraisal of development options. The project included some work with Aston University on the development of energy from waste facilities. Recent work has included advice on the viability of the main current occupier of the site Birmingham Truck Stop which has lead to lease renegotiations and a development break clause. Current work includes preparing an outline planning application and a development strategy for the site.

West Midlands Rural Regeneration Zone Enterprise Network - ANCER SPA has assisted AWM's Rural Regeneration Zone team in the selection of a preferred developer to take forward the development of a network of enterprise centres in Herefordshire and Shropshire. This included project feasibility work including a demand assessment and the identification of potential sites. We then prepared project briefs to provide the basis for the procurement of developers through the Expression of Interest and the short-list Invitation to Tender stages. We undertook the evaluation of the submitted developer proposals including financial appraisals.

Private Sector Clients Include

- *AEC – Aero Engine Controls*
- *Barby Sporting Club Ltd*
- *British Waterways*
- *British Vita plc*
- *Calthorpe Estates Ltd*
- *Crick Medical Practice*
- *Simons Estates plc*
- *Hagley Hall Estates*
- *KPMG*
- *Eurofins plc*
- *The Priory Hospitals Group*
- *The Opus Partnership*
- *Orkney Developments Ltd*
- *Gazeley Properties plc*
- *Jaguar Land Rover plc*
- *Lynton Developments Ltd*
- *Moog Aerospace*
- *Peer Group plc*
- *McAlpine Special Projects*
- *BG plc (formerly British Gas Properties).*
- *Buckminster Trust Estates*
- *LWVS – The Lord Wrottesley Voluntary Settlement*
- *Rock Investments Ltd*
- *The Green Container Storage Company Ltd*
- *Venture Caravans Ltd*

Public Sector Clients Include

Government Sponsored Agencies

- *The Homes & Communities Agency (HCA)*

Local Authorities

- *Birmingham City Council*
- *Dudley MBC*
- *Leicester City Council*

- *London Docklands Development Corporation*
- *The London Boroughs of Enfield, Barking & Dagenham, Redbridge & Havering*
- *The South West Hertfordshire SRB Partnership Board*
- *Watford Borough Council*
- *Cardiff Bay Development Corporation*
- *Corby Borough Council*

Contact Information

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