



## **Simon Pease BA (Hons) MRTPI**

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### **Managing Director**

#### **Professional Qualifications**

- BA Hons (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.

#### **Simon's Areas of Experience and Expertise**

*Simon's is the Principal and MD of ANCER SPA Ltd a UK wide Town Planning & Property Development Consultancy. He has over 35 years of both private and public sector consultancy experience. Over the years this has involved working for and as a town planning consultant to major government led regeneration projects. Since 2008 the focus has been on securing planning permissions for major commercial and mixed-use schemes in all parts of the UK.*

#### **Making Successful Town Planning Applications and The Importance of Development Plans**

*ANCER SPA's core services, and thereby Simon's areas of interest and experience, include the preparation, submission and negotiation of planning applications and planning appeals for major developments both commercial (B1, B2 and B8) and residential with mixed use.*

*His advice to Landowners and developers is the need to ensure that their development aspirations are reflected in adopted local plans to ensure that planning applications, when submitted, are compliant with the Local Planning Authority planning policies.*

*Clients are advised to understand the content, direction and timetable of emerging local plans and encouraged to seek professional advice and support in making representation to look to secure a beneficial allocation for their land holdings and/or development proposals.*

#### **A 'Joined-Up' and Co Ordinated Approach to Team Management**

*A key element of the town planning application and development plan service is the co-ordination of the inputs from the wide range of specialist inputs typically required for major projects in today's increasingly complex development world.*

*This is necessary to ensure that a 'joined-up' approach, making the case for approval of a planning application, with all the submission documents pointing in the same direction. This is particularly important where an Environmental Impact Assessment (EIA) is required.*

*Typical inputs are required from transport consultants, ecologists, architects, in relation to both scheme design but also visual impact, together with landscaper architects, flood risk and drainage engineers. Environmental*

consultants specializing in noise, contamination, lighting impacts can also be drawn upon.

It is vital that the planning consultant understands enough of the technical inputs to suggest editorial adjustments and/or additional areas to be covered in reports where necessary and appropriate to present a coherent and unified case in support of a major planning application.

#### Implementation Support and the provision of Strategic Town Planning and Development Advice

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, project management of urban master plans, development frameworks and development briefs for large sites.

#### **Recent Projects**

##### **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. Our work initially for the Regional Development Agency Advantage West Midlands and subsequently for Staffordshire County Council 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. Current work involves formulation of an outline planning application for a 25-ha extension to the i54 site.

##### **Advanced Manufacturing Facility, Birmingham Business Park – Client: Rolls Royce Control & Data Systems**

ANCER SPA obtained planning permission Rolls Royce Control & Data Systems new 25,000m<sup>2</sup> manufacturing facility at Plot 5000, Solihull Parkway, Birmingham. This required the coordination of various technical consultants in preparing the planning submission handling a community consultation exercise. Planning conditions were discharged to enable the development to proceed to its successful completion and operation.

##### **Whitebirk Blackburn and the Airfields Deeside – Client: Praxis Real Estate Management**

Outline planning permission obtained for 95,000m<sup>2</sup> of mixed employment development on a 35ha site at Whitebirk next to Junction 6 of the M65 near Blackburn. Other current work for Praxis includes providing planning advice for a 160ha former airfield site in Deeside in North Wales. There is outline planning permission for some 235,000m<sup>2</sup> of mixed employment development and 700 houses. Applications have been made for approval of reserved matters and discharge of conditions.

##### **T54 Telford – Client: Homes & Communities Agency**

Provision of planning strategy advice for a strategic employment area at Telford next to junction 4 of the M54. Subsequent project development with AMEC including obtaining outline planning permission for 60,000m<sup>2</sup> of employment development.

##### **Poundland Harlow – Client: Lynton Developments Ltd**

Obtaining full planning permission for a 35,000m<sup>2</sup> distribution centre for Poundland. Obtaining discharge of many complex pre-commencement planning conditions.

##### **Scarcho Top Grimsby – Client: Brocklesby Estate**

Planning consultancy support for the Scarcho Top, Grimsby Strategic Housing Site comprising 1,500 homes. This

included obtaining a new outline planning application and obtaining reserved matters approval in 2017 for 845 homes.

**Poplar Farm, Grantham - Client: The Buckminster Estate**

*This project included 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.*

**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.*

**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. This 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.*

**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, Birmingham – Client: Canal & Rivers Trust**

*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. We obtained outline planning permission for redevelopment of the site and development is underway.*

**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:**

- *Jaguar Land Rover plc*
- *Praxis Real Estate Management Ltd*
- *Brocklesby Estate*
- *BizSpace Ltd*
- *Rolls Royce Control & Data Systems*
- *Barby Sporting Club Ltd*
- *Canal & Rivers Trust*
- *British Vita plc*
- *Calthorpe Estates Ltd*
- *Equation Properties*
- *Graftongate Developments Ltd*
- *Hagley Hall Estates*
- *Stoford Developments*
- *Mucklow Group*
- *The Priory Hospitals Group*
- *Orkney Developments Ltd*
- *Gazeley Properties plc*
- *Lynton Developments Ltd*
- *Peer Group plc*
- *McAlpine Special Projects*
- *BG plc (formerly British Gas Properties).*
- *Buckminster Trust Estates*
- *Rock Investments Ltd*
- *Venture Caravans Ltd*
- *Legal & General Properties Ltd*

**Public Sector Clients Include:**

- *The Homes & Communities Agency (HCA)*
- *Birmingham City Council*
- *Dudley MBC*
- *Herefordshire Council*
- *Leicester City Council*
- *Nottinghamshire County Council*
- *Staffordshire County Council*
- *Watford Borough Council*

**Contact Information**

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