

## **Development Capacity & Feasibility**

ANCER SPA can provide a combination of planning and property surveying expertise to tackle development feasibility exercises for mixed-use development of complex sites such as the following examples:

### **St George's Hospital, Stafford – Planning & Disposal Strategy**



ANCER SPA was commissioned by Advantage West Midlands to conduct a comprehensive review of the 11 ha St George's site adjacent to Stafford town centre. Tasks included preparing a series of masterplan options together with accompanying development appraisal calculations. These took account of the complexities of the site, which included a semi-derelict Grade II Listed Building, a ransomed principal site access, areas of contamination and various rights of way across the site. A site Development Brief was negotiated with Stafford Borough Council and other key stakeholders which formed the basis of a developer competition and subsequent disposal of the site.

### **UEF/Donkins Site Chesterfield - Development Options**

ANCER SPA was commissioned by Chesterfield Borough Council and the East Midlands Development Agency to produce a development study for the 20 hectare UEF/Donkins site to confirm its potential as a high quality employment site on a gateway approach to Chesterfield Town Centre, whilst accommodating residential and other appropriate uses. An appraisal of alternative development options was undertaken, taking into account assessment of transport and environmental issues, outputs, indicative costs, funding sources and economic viability. The appraisal also confirmed the realistic capacity of the site and the actions necessary to unlock its potential. The site is now being taken forward by Thornfield Properties as the 'Spire Walk' scheme.



### **Birmingham 'Wheels Park'- Development Constraints and Opportunities**



ANCER SPA was commissioned by Birmingham City Council in association to undertake a baseline study of the area of East Birmingham around the Wheels Adventure Park area in Bordesley Green and Adderley Park. The study identified constraints and opportunities in relation to the development potential of the area and provided the basis for formulation of a brief for the Bordesley Park Action Area Plan. The vision for the area comprises large scale mixed-use redevelopment to include a relocation of Birmingham City Football Club, from its existing site at St Andrews to this site, in order to expand the capacity and function of the stadium. This project has been identified as an 'Impact Investment Location' in regional funding strategies.

