



LARGE RESIDENTIAL DEVELOPMENTS CASE STUDIES

01 INTRODUCTION



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[rcaregeneration.co.uk](https://rcaregeneration.co.uk/planning)
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RCA Regeneration have worked extensively on residential developments since the company was formed more than 10 years ago. The service that RCA offers is tailored to the individual requirements, budgets, and ambitions of their clients. This means that projects vary from involvement in promoting land through the plan making process to enhance land value and development prospects, through to direct involvement with the production and management of planning applications and subsequent appeals where required.

The following document is a short portfolio of larger developments that RCA are currently involved with or have been involved with recently. If you have questions about any of these, or you think that RCA could be assistance to you, please call us on: **01905 887686**. Alternatively, email info@rcaregeneration.co.uk.

Large Residential Development Summary

- **St Anne's Court, Digbeth, Birmingham** – Construction of 6 storey apartment building to accommodate 194 apartments
- **Land at Sling Lane, Fernhill Heath** – Development of 40 dwellings
- **Great Western Close, Birmingham** – Outline application of 310 dwellings, as well as a day nursery, gymnasium and car parking
- **Wrottesley Park Road, Perton** – Land Promotion
- **Old Northwick Farm, Worcester** – Development of 62 affordable homes
- **Post Office Lane, Kempsey** – Development of 75 new homes
- **Kennels Lane, Fernhill Heath** – Development of 87 new homes

St Anne's Court, Digbeth, Birmingham

Construction of 6 storey apartment building to accommodate 194 apartments

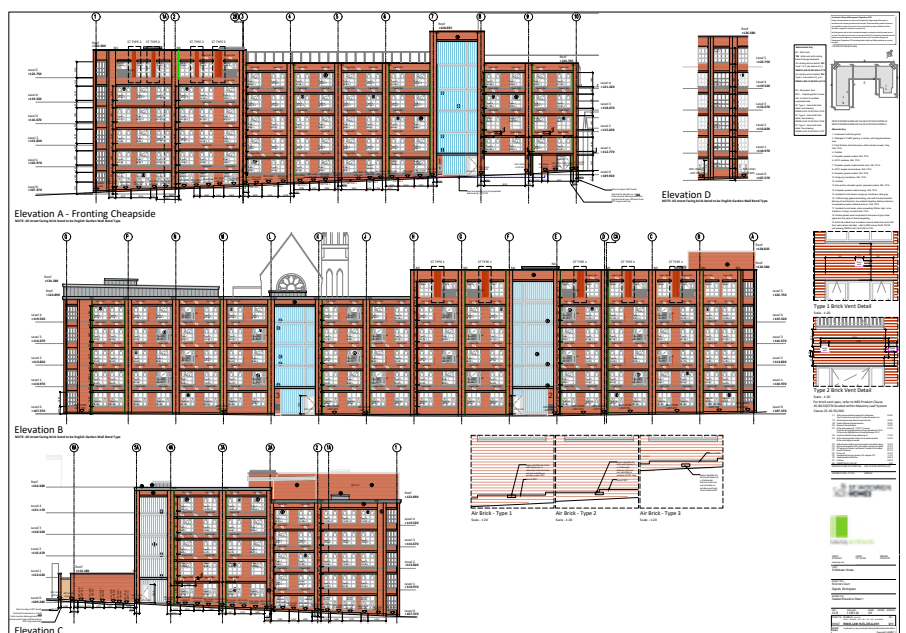
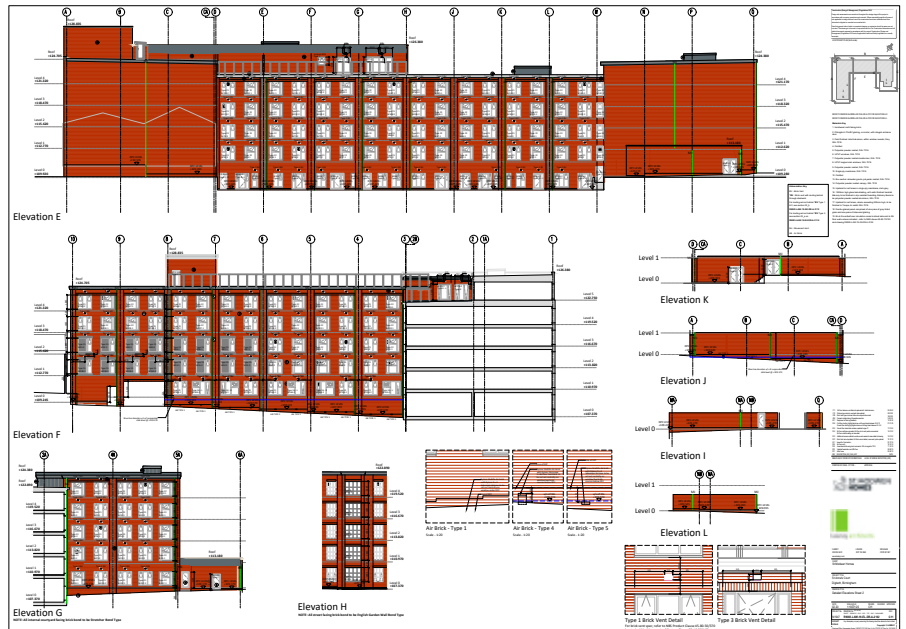


Birmingham City Council May 2020 (2019/07304/PA)

Digbeth is a vibrant area of Birmingham known for its creativity and central location. It is also an area alive with development, near to Curzon Street which will be the location of Birmingham's HS2 station.

This site has a complex planning history, with an approval in 2015 for 170 dwellings set within a 5 storey apartment block. This development commenced, before the previous developer ceased trading. RCA's clients acquired the site and sought to increase the quantum of development. The application process also involved RCA's development expertise, due to viability considerations associated with section 106 agreements at the site.

Birmingham City Council approved the application in early May 2020, a development which will make a valuable contribution to the Rea Valley Urban Quarter.



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Land at Sling Lane, Fernhill Heath

Development of 40 dwellings



Wychavon District Council
(19/01066/RM)
www.piperhomes.co.uk/development/fernhill-rise

RCA were involved with the production, submission and management of an application for their clients who had acquired this site after receiving outline consent. Whilst the principle of development had already been established, securing approval of the reserved matters posed a challenge as some consultees maintained with their objection to the development.

After negotiations with Wychavon District Council, the application was overwhelmingly approved at planning committee. Piper Homes are now in the construction process, delivering 40 new properties, including 16 much-needed affordable homes.



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Great Western Close, Birmingham

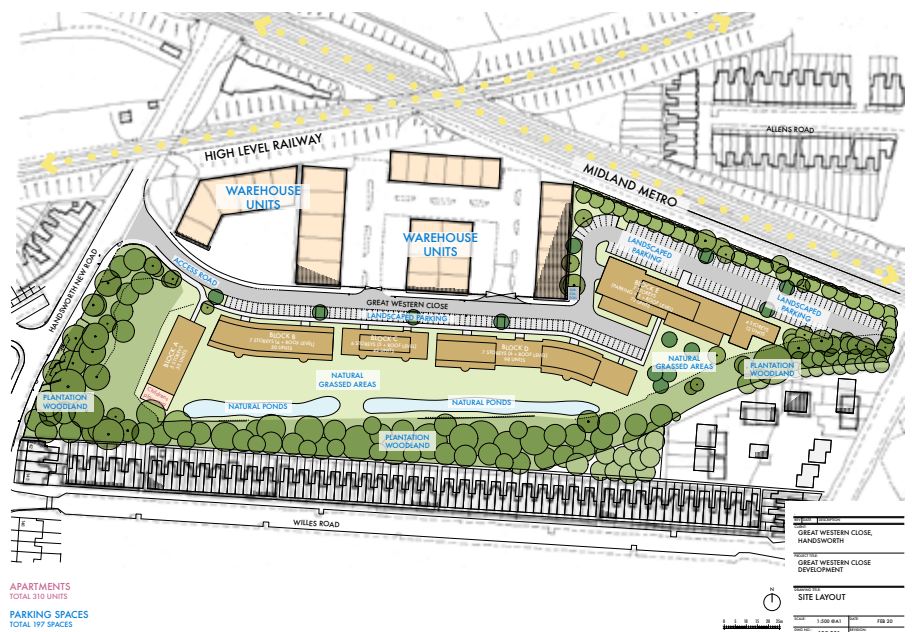
Outline application of 310 dwellings, as well as a day nursery, gymnasium and car parking



Birmingham City Council

RCA Regeneration are continuing to work with their clients on a resubmission for an application at Great Western Close. The previous application was refused, and a subsequent appeal dismissed. RCA have coordinated a new application that has been amended to address all refusal reasons and consequently, no longer conflicts with the development plan, the National Planning Policy Framework (NPPF) or other material considerations.

The 2.87 ha site will provide more than 300 dwellings in a sustainable location of Birmingham and will contribute to meeting the city's substantial housing need. The proposed development delivers further social benefits through the provision of a nursery and gymnasium. Progress updates will be available on the website or across RCA's social media platforms.



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Wrottesley Park Road, Perton

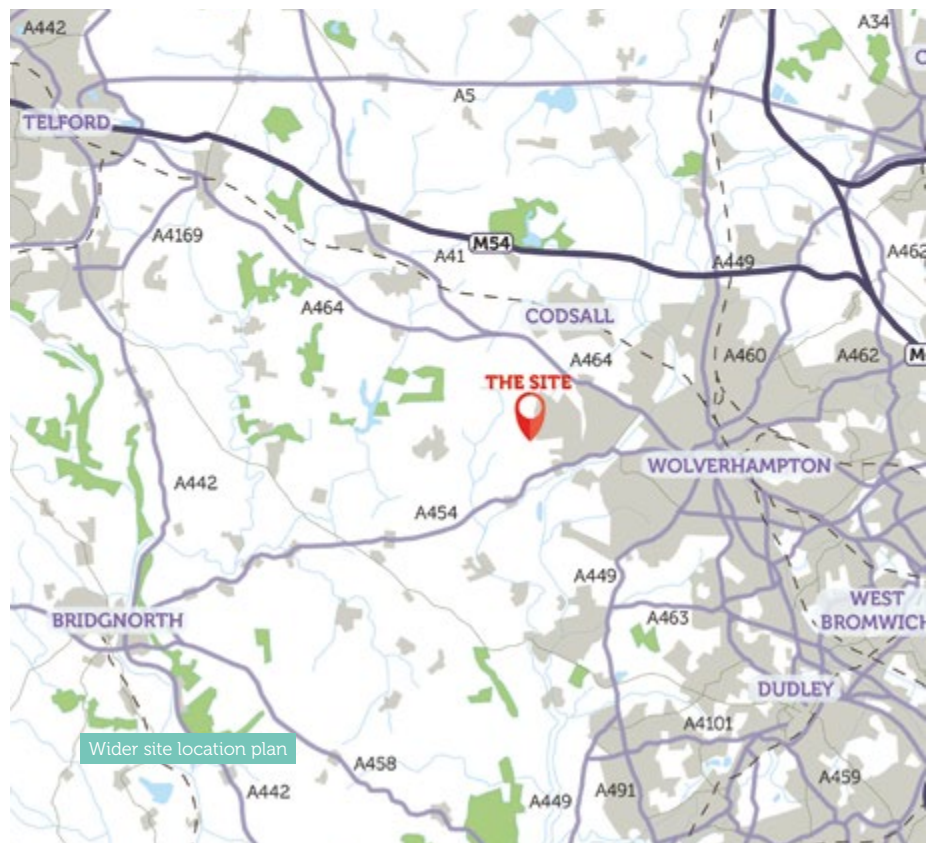
Land Promotion



South Staffordshire Council

Whilst RCA are involved heavily with live applications, they also manage land promotion for clients. This is important since many sites that may otherwise conflict the development plan, due to being outside the development boundary or within the Green Belt, have significantly increased development prospects if they are allocated through the plan review process.

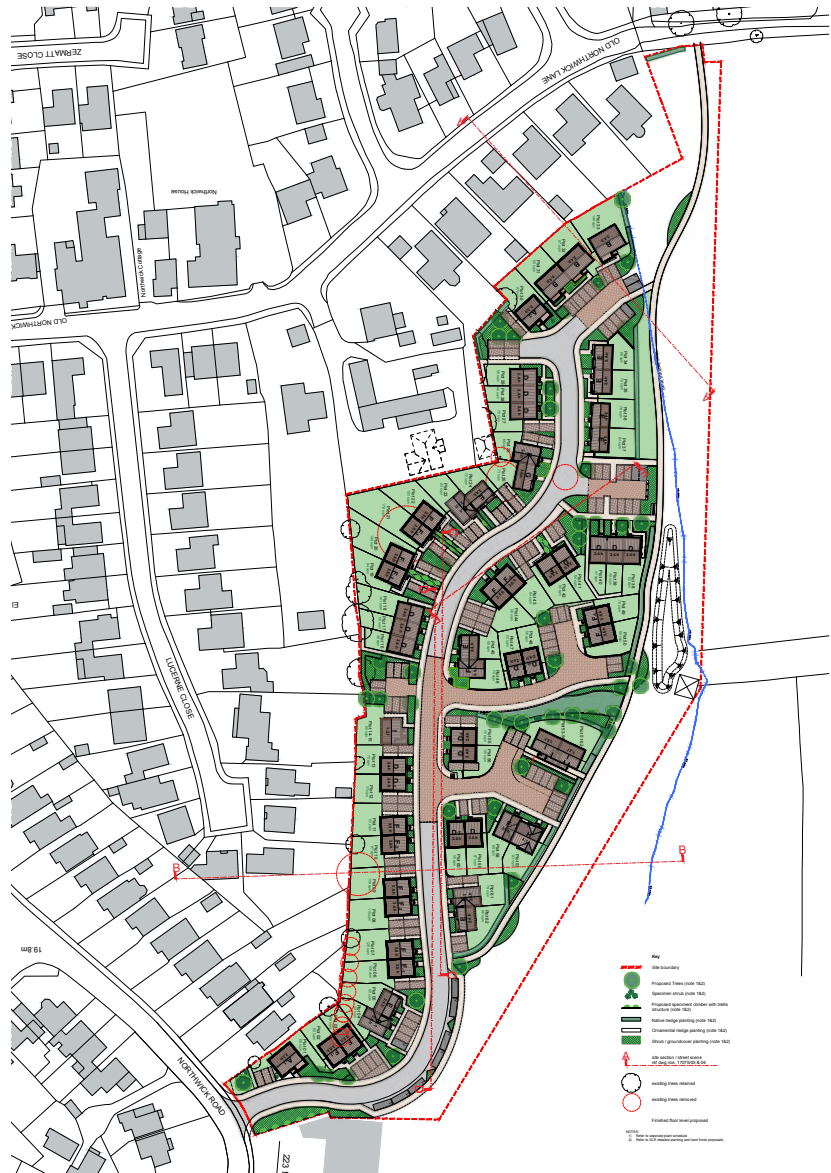
A very recent example of this work is shown at Wrottesley Park Road, Perton. The 30 hectare site, which is comprised of agricultural land bound by hedgerow is relatively flat and is located immediately adjacent to the southern boundary of Perton. Several key services are located within a 10 minute walk, such as educational facilities, community and recreational facilities as well as local shops. The site could deliver 600 new dwellings as well as publicly accessible green infrastructure within the first 5 years of the South Staffordshire plan period.



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The appeal was allowed in April 2020, and will facilitate the delivery of 62 much-needed affordable dwellings within Worcester.



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This site is situated adjacent to the development boundary of Kempsey, south of Post Office Lane. This fact, together with Highways related matters raised by the Council, meant that application was refused and required an appeal.

A significant amount of planning and highways related input was required in preparation for the Appeal Hearing, but ultimately the Council could not demonstrate a 5 year housing land supply and the Planning Inspector agreed that safe and suitable access could be achieved, and the appeal was allowed.



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Kennels Lane, Fernhill Heath

Development of 87 new homes



Wychavon District Council (APP/H1840/W/15/3003157)

The theme of planning appeals continues here, since an application for this development – which contained 40% affordable housing – was refused by Wychavon District Council. A Statement of Common Ground was successfully negotiated with the Council, meaning that the main issues to be debated at Public Enquiry were reduced to whether the proposed development would harm the strategy for new development in the District, and whether there were any other consideration that would warrant the grant of planning permission. The appeal was won, due to the need to significantly boost the supply of housing, including affordable housing.

