

Residential Sector Profile

In the residential sector Delta Planning has extensive experience on working on both strategic and immediate land opportunities. Project experience includes:

Richborough, Land at Blackdown, Leamington Spa - Strategic land promotion of 200 acre Green Belt site through the Local Plan and concurrent preparation of outline planning application for up to 1,200 homes, primary school, local centre and community park.

Bloor Homes/Maximus, Bromsgrove – Strategic land promotion of 100 acre Green Belt site through the Local Plan and concurrent preparation of outline planning application for up to 550 homes, primary school, local centre and country park.

Bloor Homes/Catesby Estates, Alvechurch – Strategic land promotion of 80 acre Green Belt site through the Local Plan and concurrent preparation of outline planning application for up to 400 homes and community park.

HarperCrewe, Bishops Tachbrook, Leamington – Strategic land promotion of 65 acre site through the Local Plan and concurrent preparation of outline planning application for up to 500 homes and country park.

Richborough, Land off Kenilworth Road, Knowle - Strategic land promotion of 37 acre Green Belt site through the Local Plan and concurrent preparation of outline planning application for up to 300 homes and community park.

AC Lloyd Homes – Secured planning on various sites across the Midlands including:

- **Oakley Grove, Leamington** – Secured outline permission for 150 homes together with a new secondary and primary school on land south of Leamington as part of a wider major urban expansion, and subsequent approval of Reserved Matters.
- **Sydenham, Leamington** – Secured outline permission for 200 homes as part of a wider strategic site of 500 units. Permission was gained at appeal with a full award of costs against the Council. Subsequently secured Reserved Matters approval.
- **Radford Semele, Warwickshire** – Secured outline permission for 65 homes at appeal and subsequent reserved matters approval.
- **Bishops Tachbrook, Warwickshire** – Secured outline permission and subsequent reserved matters for 50 homes following successful promotion through the Local Plan.
- **Kingswood Farm, Lapworth** – Secured full permission for 38 homes following successful promotion of site for Green Belt release through the Local Plan.
- **Napton, Warwickshire** – Secured full planning permission for 28 homes on appeal.
- **Hook Norton, Oxfordshire** – Secured full planning permission for 28 homes.

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Hartford Homes, Isle of Man – Retained town planning advisor to Isle of Man's premier house builder on various sites across the Isle of Man including:

- **Braddan Road, Douglas** – Secured Development Plan allocation for residential use on a 75 acre site on the edge of Douglas and subsequently secured a hybrid permission for 320 homes together with a local centre and a new primary school.
- **Ramsey** – Secured Development Plan allocation for residential use on a 28 acre site on the edge of Ramsey and secured a hybrid permission for 153 homes and a local centre together with a new primary school.
- **Jurby** – Advised on 2 successful planning permissions for 2 phases of development totalling 96 homes.
- **Port St Mary** – Advised on successful planning permission for demolition of former hotel and development of 30 apartments.
- **Former Buchan School, Castletown** – Working to secure full planning permission for 86 homes on former private school site in centre of Castletown.

Deeley Group – town planning advisor on various sites including:

- **Coventry** – Secured Reserved Matters approval for 39 affordable homes on former school.
- **Sutton Coldfield** – Secured s73 approval to secure delivery of 137 affordable retirement and assisted living apartments in conjunction with Anchor Homes.
- **Leamington** – Helped secure full planning for 15 homes including s106 variation.
- **Atherstone** – Secured s73 approval to secure delivery of 70 affordable retirement apartments in conjunction with Housing 21.
- **Nuneaton** - Working to secure full planning permission for 42 homes in conjunction with Housing 21.

Falstaff Hotel, Leamington Spa – Secured full permission for conversion of hotel to 27 apartments, including viability negotiation to omit any s106 or affordable housing.

Arden Estates, Lickey End, Bromsgrove – Secured permission for 9 homes as part of a mixed use brownfield redevelopment scheme.

Land at Mounts Hill, Wednesbury – Secured full planning permission for 45 homes on a former landfill site, including viability negotiation to omit affordable housing.

Spencer Gill Developments, Welford-on-Avon – Secured planning permission at appeal for 3 homes on a backland infill plot.