

Pegasus Planning

QUARTERLY
UPDATE



south west edition

Introduction

It may be an 'interesting' market, but the planning system moves on and at Pegasus we are seeing continuing success as well as a diversification in our client portfolio. We touch upon some of these in this first issue of Pegasus Planning!

For those who do not know us, Pegasus Planning Group is one of the country's largest independent Planning and Environmental Consultants. With offices across the country we are expanding our role in various sectors of the economy, keeping up to date with the latest changes in the planning system and have decided to publish this quarterly review to share this information with our existing and hopefully new clients.

Grand Pier, Weston-Super-Mare



Artist impression of the new Grand Pier (Angus Meek)

Following the extensive fire damage to Weston Pier, Grand Pier Ltd appointed Pegasus Planning Group to advise on all planning matters.

The proposed new Pier building which will accommodate exciting new leisure uses along with the traditional Pier attractions will replace the former Grade II Listed Building.

North Somerset Council has now granted both planning permission and Listed Building consent. Work on the new Pier has commenced and it will be open to the public for the 2010 summer season

- 12th November 2008 – Pegasus Planning Group Appointed
- 12th December 2008 – Submission of Planning Application & Environmental Statement
- 12th March 2009 – Planning Approval and Listed Building Consent

Contact: Jim Tarzey / Colin Virtue

This issue includes:

Introduction to the Pegasus Planning Group

Weston Pier

**The Retail Market:
Updates on this expanding market for Pegasus**

**The Residential Market:
With Quantitative Easing and the launch of RSS10 are we seeing green shoots?**

**Waste and Minerals:
All that is green is not gold!**

Planning Geek!

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the retail market

Pegasus Planning Group has, over the last 4 years, expanded its retail expertise and is achieving considerable success. Recent examples include:



Co-operative Group



Pegasus has entered into a National Framework Agreement with the Co-operative Group offering planning and enforcement services across the UK. Pegasus has been instructed on a wide range of sites from a 'Farm to Fork' educational centre; to new retail stores in the South West; as well as advising on their large portfolio of existing land and buildings.

Contact: Rob Duff / Stuart Rackham

Starbucks Coffee Company (UK) Ltd



Pegasus has acted for Starbucks Coffee Company (UK) Ltd on all their planning applications in England and Wales since the Partnership was formed in 2003 and is proud to be involved with the Starbucks expansion into Drive Thru cafés. The first planning permission for a Drive Thru Starbucks Coffee in Cardiff has been secured and more are on the way – helping you to enjoy your coffee on the move!

Contact: Jim Tarzey / Sue Corrigan



Starbucks Drive Thru Cardiff

Self Storage Success

Acting for Forte Box Self Storage, Pegasus has achieved success at appeal for a new self storage facility in St John's Wood in Central London. Notwithstanding strong objections from residents, who employed advocate and expert witnesses, the Inspector agreed that the development would not harm residential amenity and would be a beneficial and acceptable use in a primarily residential area.

Contact: Jon Rainey



New UK Retail Bank!

Pegasus is instructed by a totally new and independent retail bank that will be launched in the UK this summer. We are seeking planning permissions on a number of sites and are working with the company on the best news story in British banking this year! Update in next issue...

Contact: Jim Tarzey

Pizza Hut



Pegasus acts on behalf of Pizza Hut in many planning aspects including securing change of use planning permissions across the South of the Country.

We have now been instructed by Pizza Hut to provide planning advice and assistance in the continued expansion of their take-away service.

Contact: Sue Corrigan

residential market

Although housing sales have slumped, the market has steadied, strategic promotion is growing and we wait to see what 'Quantative Easing' will achieve over coming months.



Elizabeth Shaw Chocolate Factory

The conversion of the former Elizabeth Shaw Chocolate Factory has a resolution to grant planning permission for a large mixed use conversion to 6,200m² of Class B1 Workspace, 800m² of Class A1-A3 retail, 252 residential flats and houses, plus a community centre, bar and hotel located around a central square.

This exciting proposal includes a number of 'cycle houses' with direct access off the Bristol-Bath Cycle path, the first example of this type of sustainable living in the UK.

Pegasus worked closely with the client (Square Peg Investments), the architects (Acanthus Ferguson Mann) and Bristol City Council to secure a deliverable solution for this high profile site.

Contact: Jim Tarzey / Stuart Rackham

Peasedown St John

Bath and North East Somerset Council has resolved to grant planning permission to David Wilson Homes to erect 95 homes in Peasedown St John. The imaginative scheme, on a thin and difficult site secured Committee support following allocation in the Local Plan.

Contact: Rob Duff / Dan Weaver

Waste & Minerals

The market for recycling and waste composting continues to grow – but all that is green is not gold!

Pegasus acted for the Old Sodbury Action Group at Appeal in March, representing the residents case against an unacceptable waste composting facility in Old Sodbury, South Gloucester, within 250 metres of their homes.

The appeal was dismissed with the Inspector accepting the full case presented by Pegasus.

Contact: Rob Duff



Jim at the factory with Mike Coyne (Square Peg) and George Ferguson (AFM)

8,000 New Homes in Bristol

Pegasus acts for a number of landowners and has promoted the land known as Area of Search D for identification in the Regional Spatial Strategy for the South West. The Secretary of State increased the Area of Search to 8,000 homes in line with the Pegasus representations and it is anticipated that the Area of Search will be secured when the Regional Spatial Strategy is adopted in June 2009.

Contact: Jim Tarzey / Rob Duff

planning geek!

Regional Spatial Strategy Out Soon: - Promote Your Strategic Sites!

The Regional Spatial Strategy for the South West (RSS) is due to be published in late June 2009. This will kick start the Local Development Framework process: **Are you ready for it?**

With the National Housing and Planning Advice Unit recommending higher housing figures and the 2006 based household projections showing a massive 29% increase over previous projections (50% in Bristol and 69% in Exeter) Pegasus does not anticipate a fall in RSS figures or in housing need.

Whilst some Local Planning Authorities may seek to challenge RSS many will accept the new figures and will publish their Core Strategy Development Plan Documents in the near future.

Now is the time to invest in and promote strategic land. Remember, prematurity is not a reason to refuse planning permission and Pegasus does not advise that you leave the Development Plan process in the hands of Local Authorities without any developer / land owner input.

Pegasus specialises in the promotion of strategic land and offers planning, environmental and urban design advice that is second to none!

A detailed assessment of adopted RSS will be published in the next issue of the Pegasus Planning Update.

Contact: Rob Duff / Roger Daniels

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Planning Regulations Update

The next few months are busy ones for planning legislation. Watch out for the commencement of new Regulations relating to:

1. Community Infrastructure Levy. Local Authorities will be able to impose this charge (from 1st October 2009);
2. Costs can be awarded in written representation appeals (from 6th April 2009);
3. Third parties will be able to seek costs (from 6th April);
4. Changes to the Appeal Process. Removal of the 9 weeks comments stage and a requirement for a Statement of Common Ground at 6 weeks (from 6th April);
5. Local Authorities can decline to determine 'twin-tracked' (overlapping) planning applications (from 6th April 2009);
6. Reduced time limit for planning appeal when site is the subject of an enforcement notice (from 1st October 2009);
7. Review of planning application fees (after 1st October 2009);
8. Consolidation of Tree Preservation Orders (from 1st October 2009);
9. Changes to determination process for the New Infrastructure Planning Commission for Environmental Impact Assessment and Habitat Regulations Assessment on major infrastructure projects (from 1st October 2009).

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Pegasus Planning Group LLP is a limited liability partnership registered in England and Wales partnership number OC305545