

Pegasus Planning

WINTER
UPDATE



Welcome to our Winter Newsletter!

Happy New Year!

At Pegasus we are investing to counter the vagaries of the planning system, or more specifically, its application by the current Government and many authorities. When this is combined with the streamlined resources available to many of our Clients, the difficulties are compounded. Accordingly we are building our planning teams and are continuing to press for greater clarity from the Government to provide clients with the services critical to ensuring successful results by delivering implementable planning permissions. An important part of our new investment is the expansion of our team to include a new Sustainability service

I would like to take this opportunity to wish you all a very prosperous 2012!

Stephen Bawtree - Chairman

www.pegasuspg.co.uk

Today sees the launch of our new company website!

Our new website is bursting with information on the services we offer as well as including a large selection of project experience. You will find easy to use contact options, whether you are looking for an office address or a specific Director.

You will also find the latest news articles published by Pegasus or by clicking on the links provided you can follow us on Twitter or LinkedIn for more regular updates. Alternatively if you would like to know a little more about what Pegasus is all about check out our About Pegasus page!

We hope you enjoy exploring our new website and we would love to receive your feedback. If you would like to comment please email sue.corrigan@pegasuspg.co.uk

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RTPI

mediation of space - making of place

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Pegasus Planning Group is a planning and development consultancy providing independent and integrated advice to all sectors of the planning and development industry



WELCOME TO PEGASUS PLANNING GROUP

Pegasus was established in 2003 and is now one of the leading national consultancies in the development sector. Operating from offices in Birmingham, Bracknell, Bristol, Cambridge

LATEST NEWS

Looking forward to 2012

PEGASUS PLANNING GROUP

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Glenfield Park, Leicester

Acting as lead consultant, Pegasus has recently secured outline planning permission on appeal for a 62ha employment-led mixed use scheme on the edge of Leicester on behalf of Wilson Bowden Developments.

The proposals comprised 30ha of B1, B2 and B8; up to 250 dwellings; a local centre; public open space; and green infrastructure. Pegasus advised Wilson Bowden on planning, landscape design, urban design and public consultation matters.

The application was submitted against the background of the site being located outside the settlement boundary, within a green wedge, and not being the local planning authority's preferred strategic employment site in their emerging LDF. A landscape-led masterplan was produced which illustrated how larger employment buildings could be accommodated within the landscape whilst providing a layout that was commercially deliverable and met market demand.

Having been refused by the local planning authority, Pegasus submitted an appeal and gave planning and landscape evidence over the course of the 8 day Inquiry.

The appeal was recovered by the Secretary of State. The Inspector recommended that the appeal be allowed and the Secretary of State agreed. In granting permission the Secretary of State concluded that the proposal had been sensitively designed to fit comfortably within its surroundings and although a major change it could be accommodated without significant harm to the immediate locality or wider green wedge. He also found that the proposal would deliver a high quality environment with opportunities for sustainable travel; and the employment element would provide much needed opportunities for the wider area where there was marked deprivation.

Contact: Tony Bateman & Haydn Jones (Birmingham)



Manchester Office Celebrates 1st Anniversary

In early December, our Manchester Office celebrated its first anniversary of becoming operational. The addition of a North West based office saw Pegasus' regional coverage grow to eight offices, further evidence of the Company's ongoing expansion.

Pegasus Manchester is overseen by two Directors, Sebastian Tibenham and Jonathan Vose. Matthew Birkinshaw has also joined the team as a Senior Planner, moving from Chorley Borough Council.

Notable permissions during the Office's first year of operation include a major hotel and residential led mixed use scheme in Salford Quays, a new supermarket in Middlewich and the extension of a hotel within the Green Belt in Marlow.

Ongoing projects will see the team providing Retail Impact Assessments, high quality community consultation exercises, housing requirement assessments and the preparation of evidence for forthcoming appeal hearings and public inquiries. These services will be provided to clients including Ainscough Strategic Land, Northern Trust, Starbucks, Bredale Properties, Taylor Wimpey, MacDonald Hotels, Watkin Jones and Stobart Group.

2012 looks set to be an exciting year for Pegasus Manchester, who would be delighted to provide assistance to any parties seeking to promote their development ambitions within the North West.

Contact: Sebastian Tibenham & Jonathan Vose (Manchester)

Bristol Rovers Plan for a New Ground

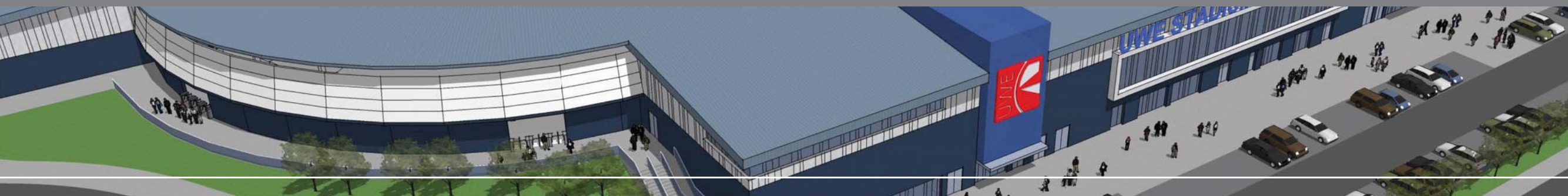
Pegasus has been commissioned by Bristol Rovers Football Club to lead the planning application for their new ground, following recent public consultation during 2011.

The scheme will be a joint venture proposal with University of West of England, using land owned by the University on their Frenchcay Campus site at Abbey Wood. The intention is to prepare and submit an application for the 21,800 seat stadium (with capacity for expansion to 25,000 seats), and associated parking/landscape bunding in late February / early March.

Pegasus is working alongside the project architects Arturus and the highway engineers Transport Planning Associates, together with a full consultant team responsible for the Environmental Statement.

Within Pegasus the project is being led by Jim Tarzey in respect of planning and Olivia Dobson in respect of the environmental matters.

Contact: Jim Tarzey (Bristol) & Olivia Dobson (Cirencester)



Hook Moor & Watford Lodge Windfarm Appeals

Our Leeds Office received two notable windfarm appeal decisions in the lead up to Christmas.

The Hook Moor windfarm (Banks Renewables Ltd) was approved following a second public inquiry at which Chris Calvert and John Ingham presented planning and landscape evidence. The appeal concerned a development of five 125m high turbines. A previous appeal decision relating to the same development was quashed in the High Court earlier in the year and the main issue at the second inquiry revolved around the acceptability of the proposed scheme within the Leeds Green Belt.

The Watford Lodge windfarm (Volkswind UK Ltd) was also approved following a public inquiry in November at which Mr Calvert and Mr Ingham also presented planning and landscape evidence. This appeal also concerned a development of five 126m high turbines. One of the principal matters considered during the inquiry concerned the impact of the proposed development on the residential amenity experienced by the residents of the nearest properties (the nearest of which will be approximately 484m from a turbine).

Contact Chris Calvert/John Ingham (Leeds)

Planning eye!

'Dawning of a New Era'

It's the 'Dawning of a New Era', following the enactment of the Localism Bill on 15th November 2011. The Localism Act 2011 will introduce Neighbourhood Plans, the Duty to Co-operate and will eventually result in the abolition of the regional strategies, amongst other things. Unfortunately, the 'devil is in the detail' and the absence of any clear and adequate secondary legislation, regulations and transitional arrangements leaves developers, councils and consultants 'in the dark' as to what will be expected to happen, by when and how this will lead to a genuine economy recovery or increase the overall supply of housing or address the low carbon agenda and the challenge of climate change.

Whilst 'Localism' will give greater weight to local opinion in the planning process, there is a danger that the latest provisions will stifle the fragile economic recovery and the delivery of development in many parts of the country, particularly in Southern England, as a result of 'consensus' local politics failing to grapple with the difficult and 'thorny' planning problems, including development in the Green Belt, in the locally prepared plans.

The eventual abolition of the Regional Strategies may also result in unintended consequences for those areas, practically the whole country, without 'Saved' structure plan policies or an adopted Core Strategy as there will be no clear and consistent mechanism to establish and test the 5 year land supply.

The introduction of a new planning system is a potential unwanted and untimely distraction from completing work on the Core Strategies, which should remain the top priority. Uncertainty abounds, in the absence of clear transitional arrangements.

Furthermore, it is unclear how localism is to be applied at differing geographical scales, such as the cities and larger urban areas, or how Neighbourhood Plans will interact with each other.

The current two tier planning system is enshrined in primary legislation, regulations and planning policy statements and guidance notes. This needs comprehensive revision, not simply the publication of a new National Planning Policy Framework, for the new system to be clear and capable of implementation and unequivocal interpretation by all those involved. In the meantime, chaos rules across the land in the name of Localism.

Pegasus Planning Group continues to press the Coalition Government and Local Planning Authorities for greater clarity, in particular the need for clear transitional arrangements, in respect of the new planning system, the Localism Act 2011 and the draft National Planning Policy Framework.

In response to the changing planning system, Pegasus Planning Group has established a dedicated planning team, equipped with the Chelmer Model, to audit and challenge the housing forecasts produced by the local authorities, or their advisors, for inclusion in their development plans.

Furthermore, Pegasus has put in place new services targeted at community engagement and improved pre-application consultation.

Pegasus also note that work continues at pace on the Community Infrastructure Levy (CIL) Charging Schedules, which will be subject to examination. Pegasus can advise on challenging these schedules or alternatively promotional strategies to beat the schedules with early applications and advice on whether reserved matters or Section 73 applications will trigger CIL contributions, when they are in place.

Contact: Mark Fox (Cirencester)

Offices at:

Birmingham T 0121 308 9570 F 0121 323 2215	Bracknell T 01344 667373 F 01344 667376	Bristol T 01454 625945 F 01454 618074	Cambridge T 01223 202100 F 01223 237202	Cirencester T 01285 641717 F 01285 642348	East Midlands T 01509 670806 F 01509 672247	Leeds T 0113 260 0731 F 0113 260 8454	Manchester T 0161 235 6350 F 0161 235 6359
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Employee Focus



Name: Alana O'Neill
Title: Sustainability Director
Office: Cirencester

Q: How does the NPPF affect sustainability in the future?

With ever increasing presumption in favour of sustainable development, the emphasis of addressing climate change is strengthened beyond the standard sustainability checklist of a Local Authority. Our clients now require support at both outline and detail application stage with the primary focus being climate change and reduction in carbon dioxide (CO2) emissions.

Q: Do you specialise in a particular area of sustainability?

I have a PhD in sustainable waste management and renewable energy. I specialise in securing the reduction of CO2 emissions for all types of buildings within the development planning sector. I have worked within sustainability since 1990 within policy and strategy, renewable and low carbon power technology development, project financing, carbon trading, utilities and development planning, with key roles including Sustainability Champion at the London 2012 Olympics and the Low Carbon Design Advice Programme at the Carbon Trust.

Q: How can Pegasus help?

Pegasus is a consultancy with vision and has the capacity to address current and future sustainability issues in a growing environmentally conscious world.