

Leading Development Consultancy.

Expertly Done.

Since 2003, we've been solving planning and development problems for our clients successfully, and we're really proud of that. Even though our work is complex, what we deliver for our clients is very simple: we deliver results.

Everything we do is **Expertly Done.**

Expertly Done is the bar that we hold ourselves to that guides us to constantly push what's possible for our clients.

Expertly Done sums up our collaborative approach that delivers excellence and expertise at every step of the journey.

Expertly Done sums up what we deliver to our clients. It's about making sure our clients are always moving towards success.

We know there's no one-size-fits-all approach. That's why we always start by listening to your goals – getting a real understanding of what's important to your project. Partnering with us means that you know that you're working with people who you can trust, and who have your best interests at heart.

Our services span the entire project process from planning through to design and delivery, ensuring we achieve the best results. Our integrated teams combine experience and expertise from a variety of sectors as well as both national and regional knowledge. This approach has seen us become a leading development consultancy. We have worked on some of the UK's highest profile projects, developing excellent relationships with our clients and winning awards in the process.

No matter the project, no matter the challenge, you can rely on us to find solutions, to get things done, to get things **Expertly Done.**



Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure



Design.



Expertly Done.

We bring potential to life through beautiful design. From large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes, our expert design teams have a thorough understanding of planning policies and know exactly what's required to make your project a success.

We know that all aspects of design play a fundamental part of the development process. It is about making places that respond to planning, architectural, environmental and engineering objectives in an integrated way to produce something that doesn't just look good, but functions well and thrives.

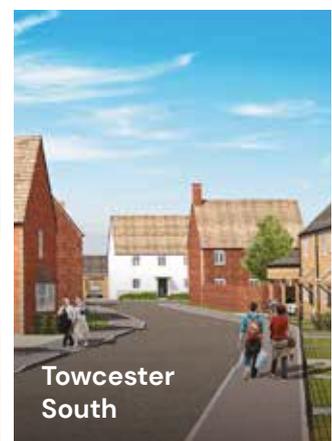
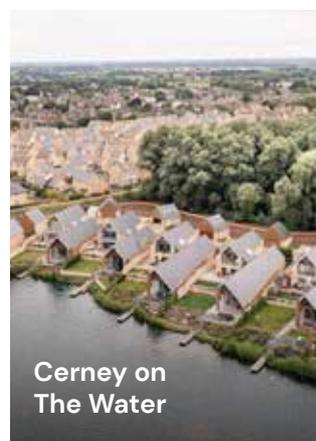
OUR CORE DESIGN SERVICES INCLUDE:

- Urban Design & Masterplanning
- Architectural Design
- Landscape Design
- Graphic Design

With so much of our design work being in support of planning applications, we ensure our people have the experience, expertise, and understanding of the development control process and planning policy requirements in relation to design, to be a real asset on your journey.

So many clients and communities have already benefited from our **Expertly Done** approach to design, here are a few of our key projects to explore:

Key projects



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Heyford Park.

Client:

Dorchester Living

Size:

500 Hectares

Local Authority:

Various

Sector:

**Residential led
mixed-use**

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- Complex redevelopment of a 500-hectare former Cold War military airbase
- Mixed-use development consisting of housing, employment and community facilities, education, and creative industries uses
- Designated Conservation Area with a number of Scheduled Monuments & Listed Buildings
- Site used for filming including Annihilation, Muppets Most Wanted, Angel Has Fallen and other TV series
- Scheme was an RTPI Finalist in Excellence in Planning For Homes (large schemes)
- Pegasus Group has been involved in the site for over 15 years providing a multidisciplinary service at all stages of the planning process



Project Description

Pegasus Group has provided the full spectrum of planning advice, ranging from strategic option appraisal and promotion through the Development Plan of both brownfield and greenfield settlement extensions, through to the submission and negotiation of complex outline and hybrid planning applications.

This includes leading a major public inquiry at the outset of the project, through to more detailed advice and applications during the implementation phases of the development, including specific bespoke planning applications, change of uses for commercial tenants, reserved matter applications and submission and negotiation of a variety of planning conditions and obligation discharges and S106 Deeds of Variation.

Our expert teams provided environmental advice, including EIA and LVIA as well as visualisations. They also developed a Green Infrastructure Strategy (GIC) to deliver attractive sustainable places promoting health lifestyles and biodiversity.

Our heritage experts provided strategic advice in relation to the historic environment, including securing detailed Scheduled Monument Consent and consent for use by the creative industries sector.

The team has also prepared detailed strategies to guide development across the Conservation Area including detailed design advice.

Our expert design teams created the masterplan, design layouts and a range of housetypes recently commended at the Design Quality Conference. Our design team were instrumental in the site promotion and allocation.

Pegasus Group has recently obtained outline permission for Phase 2 of the site, and is retained as the lead consultant for future promotion.

“ I recently visited Heyford Park – it’s a good illustration of the strides we are making. It really feels like a community. From the moment you stroll past the new local school, Around the well-designed streets... in a beautiful setting, Underpinned by well-planned transport links, so it really feels like it is set-up to thrive for the future. We should take great pride in our design heritage and feel inspired by it

Dominic Raab – Design Quality Conference

PROJECT

Plasdŵr.

Client:

Redrow Homes

Size:

**7,000 dwellings over
900 acres**

Sector:

**Residential led
mixed-use**

Expertise:

Design**Environment**

Key Project Information

- One of the largest urban extensions in Wales and the UK
- A strategic development of around 7,000 dwellings to the north west of Cardiff
- A world-class, sustainable community taking shape across 900 acres
- Site used for filming including *Annihilation*, *Muppets Most Wanted*, *Angel Has Fallen* and other TV series
- Development set to take place over 30 years
- The scheme was a finalist for the Award for Design Excellence in Haymarket's Planning Awards

// Pegasus Group were one of our first appointments at Plasdŵr and proved to be the perfect decision. The team understood, interpreted and ultimately created the exquisite masterplan we are now seeing come to fruition today. Compliments really do need to go to the responsive, adaptable and knowledgeable approach the team have brought and continue to bring to the project

Redrow Special Project Manager



Project Description

Pegasus Group created the high-quality masterplan and design of the green infrastructure across the 900 acre site.

The team worked on an early application of 930 dwellings, approved in February 2016 and June 2016. Outline approval for circa 6,000 dwellings was approved in March 2017. Our expert teams have since produced design codes, detailed landscape design and gained reserved matters approval and discharge of planning conditions for various development parcels.

The landscape design team have also produced technical drawings and specification for tender for the Gateway Linear Park and will be providing site supervision services through construction.

The team are also currently assisting with the development and procurement of public art.

The development provides a secondary school, four primary schools, health centres, shops and offices, pubs and restaurants, leisure centres, playing fields, play areas, parks and managed heritage woodland.

Plasdŵr provides around 7,000 homes of all types and tenures all united by high-quality design within five individual neighbourhoods. Each neighbourhood has distinct architecture, spaces, landscape design, planting, colour and public art.

Plasdŵr has been designed to make walking, cycling and public transport the easiest ways to get around: footpaths, cycle routes and roads have been carefully designed to take you through every neighbourhood, to schools, parks, playing fields, the town centre and transport connections safely and easily.

Plasdŵr's streets, homes and green spaces have been designed to emerge from the natural and varied lie of its land, which means that no two areas are the same. Consequently, each of Plasdŵr's five neighbourhoods has its own unique character, derived from its natural landscape and the existing heritage, with its own amenities, such as shops, health and leisure facilities, public green space and schools.

As well as the main Canol Plasdŵr/Plasdŵr Centre located within Groeswen, Plasdŵr will also have three smaller local centres located in the north (in Maesllech), north-west (in Hafod) and south (in Cefntrebanne), each with a range of community facilities.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Cerney on The Water.

Client:

Harrow Estates PLC

Size:

500 Hectares

Local Authority:

**Cotswold
District Council**

Size of Scheme:

150 dwellings

Sector:

**Residential led
mixed-use**

Expertise:

Design

Planning

Key Project Information

- The site was a brownfield site that now provides residential development to meet identified local need and demand.
- The project provided enhanced opportunities for public open space with the provision of new park land areas and improved public access.





Project Description

The outline planning consent was achieved within a year for Harrow Estates for 150 new homes, 22 acres of Public Open Space, Woodland, and a site for a Community Centre.

As an area of outstanding natural beauty there were a number of additional challenges to consider, the sensitive location on the edge of the lake, Cotswold design guidelines, the views of the local community and the habitat of a European protected species, the Great Crested newt.

The green infrastructure designed into the masterplan created a unique setting for the 150 new homes and included the existing watercourse, existing woodland and new water's edge park which creates new routes and spaces within the masterplan.

The development proposals were not considered to have a detrimental affect on the Cotswold Water Park and will enhanced the landscape and biodiversity of the area through measures including the re-grading of the lakeside edge, implementation of a woodland management plan and improvements to the partially restored grassland areas. The landscape strategy was created to ensure the proposed development positively contributes to the character of the site and its surroundings.



[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Towcester South.

Client:

**Persimmon Homes
& Bloor Homes**

Size:

3,000 dwellings

Sector:

**Residential led
mixed-use**

Expertise:

Design

Environment

Planning

Key Project Information

Towcester Grange is a Sustainable Southern Extension of the town and is to provide 3,000 new homes alongside employment, community facilities including local centre, two new primary schools and a relief road.

- Secured Outline Planning Approval for 2,750 homes along with associated uses;
- Produced various Design Codes for the project;
- Secured Reserved Matters approval for 246 homes on behalf of Bloor Homes involving the creation of bespoke house types to comply with the Design Code;
- Provided landscape design of the open spaces and green infrastructure which has been implemented and design for other parts of the site on-going;
- Developed the detailed design of a number of play areas including large destination natural play spaces and Sustainable Urban Drainage areas; and
- Currently submitted a Full Application for a further 211 homes within the site.



Project Description

Our expert teams produced the masterplan, Design & Access Statement, Design Code, landscape design, detailed layouts and architecture for this new mixed-used neighbourhood on the southern side of Towcester.

The scheme included delivery of the southern relief road linking the A5 to the A43, two primary schools and a nursery, community hall and local centre providing shops, a public house, a hotel with conference and leisure facilities, and land for a variety of employment opportunities.

This was a major investment in new homes, jobs and infrastructure over a number of years set to underwrite and complement the wider investment and urban regeneration.

The wider planning application included:

- 3,000 new homes of mixed type and tenure including affordable housing;
- Employment land to accommodate B1, B2 and B8 uses;
- A mixed-use centre to accommodate food anchor store, retail units, public house/restaurant, nursery and community hall/sports pavilion;
- A mixed-use commercial area to accommodate a hotel with conference facilities and bar/restaurant;
- Two new two-form entry primary schools;
- Provision of the Towcester Relief Road connecting with the A5 via a new roundabout and realignment of minor road and the A43;
- Extensive areas of public open space and areas of strategic landscaping.

Economics.



14

Expertly Done.

We craft clear, concise and evidence-based reports that show the potential behind your projects. We provide analytical and data-driven approaches that inform your development decisions, guiding your project towards delivering maximum success.

We know that planning is at the heart of successful land development with a need for recognition of key policies at a national and local level, to be balanced against the commercial realities of delivering new and viable development opportunities.

OUR CORE ECONOMICS SERVICES INCLUDE:

- **Demographic Intelligence**
- **Economics Impact Assessment**
- **Five Year Housing Land Supply**
- **Retail Impact Assessment**
- **Socio-Economic Statements**

For a full list of services please visit our website www.pegasusgroup.co.uk

We combine socio-economic analysis with our expert witness capabilities, providing robust evidence to support you from every angle.

This **Expertly Done** approach has allowed us to support successful planning applications for a range of projects throughout the UK; you can check out some examples below:

Key projects



Home

Design

Economics

Environment

Heritage

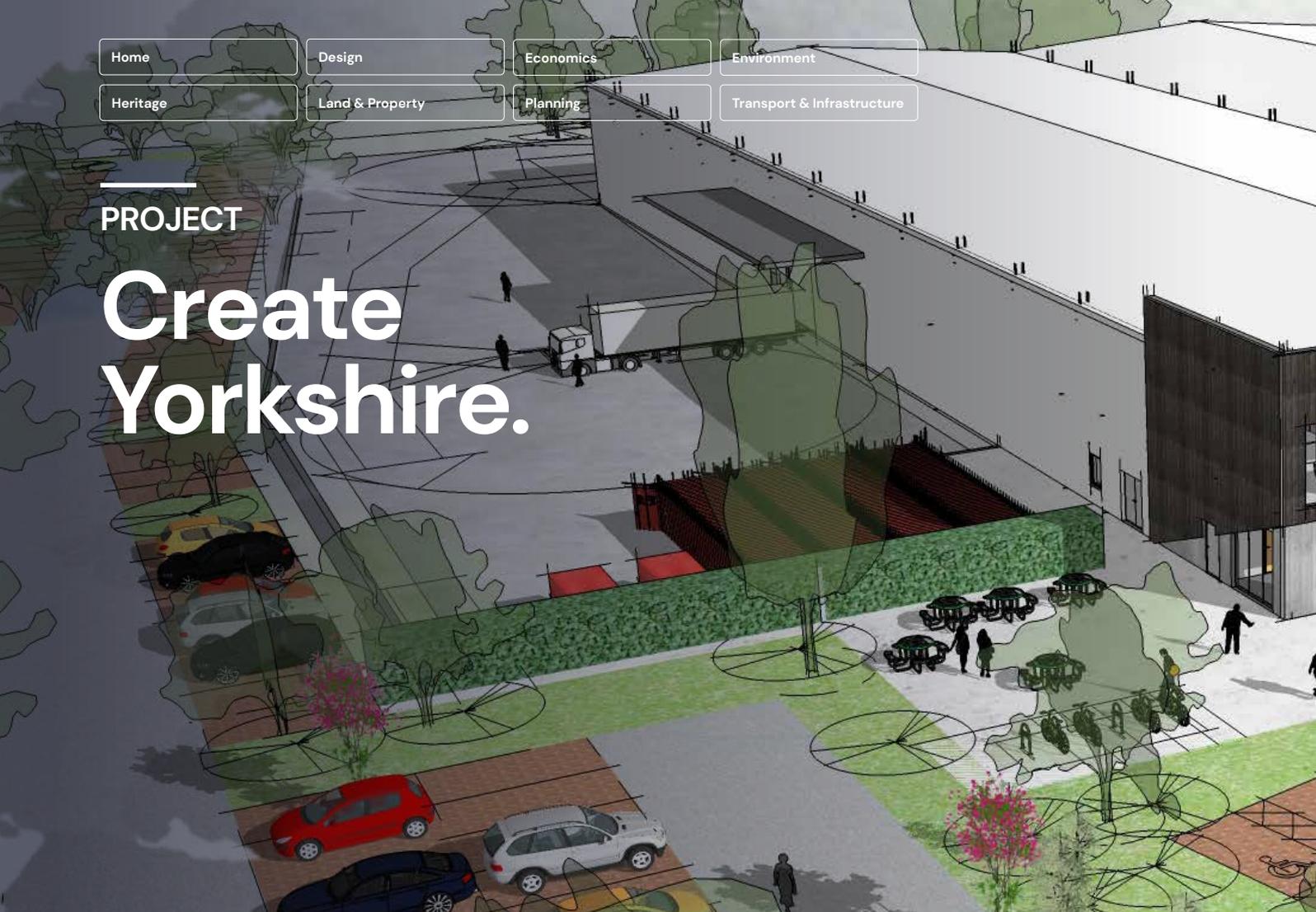
Land & Property

Planning

Transport & Infrastructure

PROJECT

Create Yorkshire.



Client:

Makin Enterprises

Size:

450 Acres

Local Authority:

Selby District Council

Sector:

Creative Industries

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- Makin Enterprises is a family business based at Garforth in Leeds that took on the 450-acre former RAF Church Fenton aerodrome in December 2014.
- The site was already home to Yorkshire's largest film studio, where parts of the hit TV drama Victoria were filmed.
- The project, Create Yorkshire, would build on the success of the Church Fenton Studios with the redevelopment of the major brownfield site within the Leeds City Region in order to provide enhanced opportunities for film and TV.
- Selby District Council unanimously approved the plans that would deliver economic diversity and new jobs.



Project Description

We secured planning permission for a creative hub on land at the former RAF Church Fenton airbase and led a multi-disciplinary team that took the scheme from an initial concept to planning application.

Our experts delivered compelling masterplanning, in which making the economic case for the proposed development was one of the key parts of the application.

Our economics experts assessed the economic impact of developing a creative hub on land at the former RAF Church Fenton airbase, already home to Yorkshire's largest film studio. The impact analysis focused on two main issues: Firstly, the importance of the digital and creative sector to the district, the region and the UK as a whole; and secondly, identifying the main economic benefits of the scheme (job creation, contribution to economic output, contribution to the Exchequer, impact on tourism and The skills agenda).

Detailed analysis was produced, looking at the benefits the scheme would create, and focused on:

- The importance of the digital and creative sector to the District, the region and UK as a whole
- Identifying the main economic benefits of the scheme
- Economic output
- Contribution to the Exchequer
- Impact on tourism
- The skills agenda

Yorkshire and Humber was the UK's fastest growing region for film and TV, with industry growth rate more than double the national average. Between 2009 and 2015 it generated an annual turnover of £424m across 590 creative business. According to the Department for Communities and Local Government, the creative industries account for around 104,000 jobs in the region.

The development is split across two distinct areas.

The Northern Section – Create Yorkshire – targets creative, digital or media businesses and will make use of 'green infrastructure', with a central campus park at its heart. The provision of overnight accommodation is included, specifically for people using the creative hub and film studios. The new buildings will range in size, from large units, to smaller units suitable for start-up businesses.

The Southern Section – Studios – will be a studio area for commercial film-making. Currently Hangar 1 is used by Mammoth Screen for ITV's Victoria production, along with the workshops and stores, which are being used as TV production facilities.

Hangar 2 and Hangar 3 will be converted permanently into further TV and film studios (termed 'stages') and additional built space could be provided within this studio area. Alongside this is retained aviation structures, in an 'aviation hub' that would operate in association with the runways and taxiways.

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Great Yorkshire Showground.



Client:

Makin Enterprises

Size:

450 Acres

Local Authority:

Selby District Council

Sector:

Creative Industries

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- Our economics experts were commissioned by the Yorkshire Agricultural Society (YAS) to assess the economic impact of activities at the Great Yorkshire Showground in Harrogate.
- Our analysis considered the impact of: The Great Yorkshire Show (which attracts more than 130,000 visitors to Harrogate each year); The Yorkshire Event Centre (the largest single event space in Yorkshire & the Humber and the North East); Pavilions of Harrogate (which hosts more than 600 events per annum); Fodder (an award-winning café farm shop) Harrogate Caravan Park; and day-to-day operations of the YAS.
- Our analysis showed that in 2019, the economic value of The Great Yorkshire Show was £39.8million, with the wider programme of events organised on the Showground worth an estimated £73.7million.



Project Description

We have provided multiple areas of expertise for this application including design, economics, environment, heritage and planning. If successful, the capacity will be in excess of 50MW and the associated development will be enough to power 45,000-60,000 homes per year in the Lincolnshire area.

Our economics experts assessed the economic impact of developing a creative hub on land at the former RAF Church Fenton airbase, already home to Yorkshire's largest film studio. The impact analysis focused on two main issues: Firstly, the importance of the digital and creative sector to the district, the region and the UK as a whole; and secondly, identifying the main economic benefits of the scheme (job creation, contribution to economic output, contribution to the Exchequer, impact on tourism and The skills agenda).

Detailed analysis was produced, looking at the benefits the scheme would create, and focused on:

- The importance of the digital and creative sector to the District, the region and UK as a whole
- Identifying the main economic benefits of the scheme
- Economic output
- Contribution to the Exchequer
- Impact on tourism
- The skills agenda

Yorkshire and Humber was the UK's fastest growing region for film and TV, with industry growth rate more than double the national average. Between 2009 and 2015 it generated an annual turnover of £424m across 590 creative business. According to the Department for Communities and Local Government, the creative industries account for around 104,000 jobs in the region.

The development is split across two distinct areas:

The Northern Section – Create Yorkshire – targets creative, digital or media businesses and will make use of 'green infrastructure', with a central campus park at its heart. The provision of overnight accommodation is included, specifically for people using the creative hub and film studios. The new buildings will range in size, from large units, to smaller units suitable for start-up businesses.

The Southern Section – Studios – will be a studio area for commercial film-making. Currently Hangar 1 is used by Mammoth Screen for ITV's Victoria production, along with the workshops and stores, which are being used as TV production facilities.

Hangar 2 and Hangar 3 will be converted permanently into further TV and film studios (termed 'stages') and additional built space could be provided within this studio area. Alongside this is retained aviation structures, in an 'aviation hub' that would operate in association with the runways and taxiways.

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Stockwell Gate, Mansfield.



Client:

ARBA Group

Size:

0.6 Hectares

Local Authority:

**Mansfield District
Council**

Sector:

Retail & Town Centres

Expertise:

[Economics](#)

[Heritage](#)

[Planning](#)

Key Project Information

- This planning approval for the regeneration of Mansfield town centre is valued at £12million and is set to support an estimated 140 full-time equivalent jobs in Mansfield and the wider regional economy.
- The development is proposed on a brownfield site, located in Mansfield town centre which was identified as a regeneration site and allocated for retail and leisure uses within the adopted Mansfield District Local Plan (2020). The 0.6-hectare site is located within Mansfield Town Centre and was previously used as a bus station, although is currently being used as a hard-surfaced car park and taxi rank.
- The proposed development would secure substantial net gains across the three dimensions to sustainable development and the three overarching objectives of the planning system.
- Construction commenced in September 2021.

“ We are delighted that permission has been granted and that an area of our town centre will be regenerated. It's a major scheme that not only brings much-needed hotel beds to Mansfield, but one that has the potential to create hundreds of jobs

Richard Burns, Managing Director – ARBA



Project Description

The 0.6 hectare site is located within Mansfield Town Centre and was previously used as a bus station, although is currently being used as a hard-surfaced car park and taxi rank.

We provided a trio of services in relation to the preparation, submission, monitoring and management of the application comprising the erection of a 100-bed hotel and ancillary restaurant and three restaurants with ancillary retail and takeaway facilities, associated vehicular access, parking and servicing areas, public realm and landscaping.

The proposed development would secure substantial net gains as follows:

Economic Benefits

- Supporting approximately 138 construction roles on-site and in the wider economy over the anticipated 12-month build programme
- Generating an additional £8.1m of gross value added (GVA) to the regional economy during the 12-month construction period
- Supporting an estimated 140 full-time equivalent (FTE) jobs in Mansfield and the wider regional economy

- Generating an overall estimated contribution to economic output (GVA) of £4.8m per annum once the employment floorspace is built and operational and generating a GVA contribution of £41.1 million (present value) over 10-years
- Generating £190,000 of business rates per annum

Social benefits

- Creation of jobs
- The enhancement in the offer of retail and leisure facilities in Mansfield town centre for both local and visiting residents. The enhancement of public amenities would contribute towards the betterment of standards of living and help promote Mansfield as a place where people wish to live, work and play.

Environmental Benefits

- The proposed development would provide a high-quality flagship development on a prominent site in Mansfield town centre.
- The proposed development integrates a good-quality landscaping scheme which would significantly improve the ecological baseline of the application site and secure a Biodiversity Net Gain in excess of 10%.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Student Accommodation, Swansea.

Client:

Watkin Jones Group

Size:

370 units over 11 storeys

Local Authority:

Swansea Council

Sector:

**Residential, Student
Accommodation**

Expertise:

Economics

Planning

Key Project Information

- The team worked positively with multiple professional service providers to pull together a robust, comprehensive pack of documentation in support of the application.
- Prior to this, the team also undertook extensive and positive pre-application discussions with Swansea Council and the Design Commission for Wales that helped shape the proposals to create an extremely high-quality, sustainable development that responds excellently to the site's context.

22

Project Description

Planning permission for a development of up to 11 storeys of purpose-built student accommodation in Swansea has been approved. Our expert team, on behalf of Watkin Jones Group, secured permission from Swansea Council for the redevelopment of Ty Nant, High Street, Swansea.

The application was submitted in May 2021 and Councillors resolved to grant permission subject to the S106 agreement in early August 2021, with the S106 being completed in mid-August.

The approved plans comprise construction of a building ranging in height from 5 up to 11 storeys and offering 370 units of purpose-built managed student accommodation. The accommodation will be a mix of cluster flats and studios.

The plans also include associated amenity space, cycle and car parking, landscaping and access.

The benefits of this development include regeneration, retaining an active frontage at ground floor level within the development and would further seek to discourage antisocial behaviour in the area. The fact that the scheme is in a highly sustainable location and is to offer off-site improvements to walking and cycling in the area shifts the material planning balance in favour of support for this application.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

Environment.

24

PEGASUS GROUP

Project:
Promega

Expertly Done.

We create solutions that bring out the best in your land or locations. Our environment teams give you informed direction and clear advice across all scales of development.

We understand just how important planning consent is for all developers or landowners to help them realise their overall goal, and we know how much of a minefield this can be. Our expert environmental advice and project management services will steer you through the environmental legislation, in a secure, robust manner that is time and cost effective.

OUR CORE ENVIRONMENT SERVICES INCLUDE:

- **Landscape Design**
- **Environmental Impact Assessment (EIA)**
- **Landscape and Visual Impact Assessments (LVIA)**

For a full list of services please visit our website www.pegasusgroup.co.uk

From strategic environmental planning to detailed design and implementation for high profile development projects, we make sure that every project is informed and led by its environmental context. That's what allows us to create places that respond to your project needs both efficiently and effectively.

Whatever your project, we use our expert knowledge of legislation and process to confidently lead you to sustainable development.

Our **Expertly Done** approach to Environment has already helped countless projects over the years, here's a few of them for you to explore:

Key projects



PROJECT

Cheltenham Secondary School



Client:

**Kier Construction
& Roberts Limbrick**

Local Authority:

**Cheltenham
Borough Council**

Sector:

Education

Expertise:

Environment

Key Project Information

- The school was unanimously approved by Gloucestershire County Council (GCC) during its first live-streamed planning committee.
- Our design experts along with Landscape and Visual Impact Assessment (LVIA) input, has worked closely with the council, AHR Architects Ltd and contractor Kier on the project.
- 900-pupil Cheltenham Secondary School, Leckhampton in Gloucestershire on the fringe of the Cotswold AONB.



Project Description

This project was largely landscape led to ensure that the design and layout of site respected the sensitive setting and challenging site constraints.

The landscape design complies with BB103 and follows the client's own school specific brief. It largely consists of: informal hard courtyard areas for socialising and seating and informal soft landscaped areas including robust planting to provide all year round seasonal interest; cherry orchards and wildlife friendly native treatments such as native thicket tree and shrub planting as well as wildflower meadows and species rich long grass areas for external curriculum based learning activities and ecological enhancement; feature terrace seating to the south of the courtyard area utilises the change in levels across the site as well as providing social seating areas; an external covered dining area and wildlife and habitat garden are also provided.

There is a variety of sports provision to ensure a full sporting curriculum all year round including grassed rugby, football, athletics, rounders and cricket pitches. A multi-use games area providing netball, tennis and basketball provision and a sand filled astro pitch for hockey and football which further provides out of school community sports provision.



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Lethans Wind Farm.

Client:

Banks Renewables

Size:

22 Turbines

Local Authority:

East Ayrshire Council

Sector:

Energy & Waste

Expertise:

Environment

Key Project Information

- Due to the overall size of the scheme, Wind Farm application was subject to a Section 36 application, determined by the Scottish Government.
- The Civil Aviation Authority requires that all turbines above 150m have night time lighting.

28



Project Description

Lethans Wind Farm at New Cumnock, East Ayrshire, was granted planning permission in March 2018 for 22 turbines with a range of tip heights, some up to 176m in height to tip.

The scheme had a 30-year operational lifespan. We provided specialist Environment and Landscape and Visual Impact Assessments (LVIA) services as the application was subject to a Section 36.

We provided specialist night time lighting assessment documentation, a new and niche area of assessment. Working closely with the client and Scottish Natural Heritage to develop a bespoke methodology in order to accurately assess and document the likely effects of the turbine lighting, including the production of night time photomontages.

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Paintworks Phase 3.

Client:

**Crest Nicholson,
South West**

Size:

231 units, 6700 sq. m

Local Authority:

Bristol City Council

Sector:

Residential

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- Residential Development of the year (Insider South west Property Awards, 2018)
- Best Residential Development (Bristol Property Awards, 2019)
- On the site of a former Victorian paint and varnish factory with direct frontage on to the River Avon
- Very unique development – high density live and live/work development
- Entire development built on a podium with car parking hidden underneath
- Fully accessible pedestrian circulation network of streets, walkways and plazas to create a welcoming and vibrant public realm
- One of Bristol's key creative hubs.



Project Description

The clients vision was to create one of the most inspiring places to live and work in Bristol. It was specifically not to be just a standard approach to high density city living – it had to be more than that. We worked seamlessly with architect Stride Treglown, to make maximum use of the riverside frontage, and turned constraint into opportunity on what was in effects, a huge roof garden.

Creation of a fully integrated public realm a key part of which was new riverside promenade that linked across the site via the wider pedestrian routes to make it fully permeable and accessible. Building on the Paintworks character, design cues were taken from Paintworks I and II on the adjacent site, including materiality and bright colours, and provision of raised planters and integrated seating. Street furniture encourages residents beyond their front doors and meet each other.

A central plaza is provided for markets, open air cinema and day to day amenity space, to create a genuinely “people first” approach to integrated design. The site included biodiversity enhancements in respect of planting in the public realm and small garden spaces.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Promega.

Client:

Promega

Size:

1,700 sq. m

Local Authority:

**Test Valley
Borough Council**

Sector:

Education & Community

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- New, flagship office headquarters, containing office space, conference facility, warehouse, workshop, leisure facilities, set within beautiful gardens
- RIBA South Award Winner 2021





Project Description

Designed a series of garden 'rooms', which focused around a central garden space which was framed on 2 sides by the new building. This space created a social area for the users, connecting to the indoor dining space, with curving low seating walls, undulating lawns framed by swathes of planting and trees. A key aim was to provide a beautiful garden space that offered a strong connection to nature from within the building.

A stunning water feature, a copper tree, was set within the central gardens, visible from the entrance lobby and instantly providing a connection to the gardens upon arrival.

The central garden space leads off to a number of smaller spaces, including a yoga garden set amongst sensory planting, wetland garden with bridge and sculptural Corten archway, and wildflower meadow picnic area.

The arrival experience for the new building was also a key part of the design, with key design principles from the garden space being referenced, through curving walls, and strong use of planting.



Heritage.

34

Expertly Done.

Pegasus Group's heritage specialists, act for private and public clients, advising widely in respect of heritage issues and providing specialist services to owners, custodians and developers with regards to historic buildings, historic landscapes and archaeology.

We're experienced heritage consultants that manage change effectively. Our expert heritage teams give you the guidance you need to make informed decisions for your project.

OUR CORE HERITAGE SERVICES INCLUDE:

- **Archaeology**
- **Development Within a Conservation Area**
- **Expert Witness and Appeals**
- **Historic Buildings**
- **Parks & Gardens**

For a full list of services please visit our website www.pegasusgroup.co.uk

We provide robust and defensible assessments informed by detailed research and in-depth investigation – achieving positive outcomes and enhancing proposals through scheme design and mitigation. We make sure that our assessments are always informed by the latest guidance and case law – helping us to give you confident and considered advice at every stage of your project.

Our Expertly Done approach to Heritage focuses on problem solving and securing permission for development with added expertise in built heritage, historic landscapes and archaeology. You can see how we've done this for our clients over the years with a few examples of our key Heritage projects:

Key projects



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Dowdeswell Court.

Client:

Private Client

Size:

Single Dwelling

Local Authority:

**Gloucester
County Council**

Sector:

**Agriculture & Rural
Estates**

Expertise:

Design

Economics

Planning

Key Project Information

- Pegasus Group has secured over 35 individual Planning Permissions and Listed Building Consents for the renovation and restoration of a Grade II Listed Country House to facilitate its conversion back to a single family dwelling.



36



Project Description

This included the full restoration of the Grade II Listed Bath House, which formerly featured on the Local Authority's 'buildings at risk' register, the addition of a new extension to the main house as well extensive landscaping works associated with the restoration of the gardens and parkland including the addition of a new garage and swimming pool.

The house is set within an extensive parkland which is a Grade II Registered Park and Garden, a Conservation Area and the Cotswold Area of Outstanding Beauty.

We led on heritage, planning and project management services and have been retained to advise during the implementation of the works.

PROJECT

Flowers Cottage.

Client:

Private Client

Size:

Extension to Listed Building

Local Authority:

Stratford on Avon District Council

Sector:

Residential

Expertise:

[Heritage](#)

Key Project Information

- Property was a Grade II Listed Building within a Conservation Area, within close proximity of other Grade II and Grade II* Listed Buildings.
- Approved at Appeal.



38



Project Description

The client wanted to secure an extension to their Grade II Listed Building, along with the insertion of new rooflights and was meeting resistance from the Local Authority Conservation Officer and so commissioned us to advise as to what they would achieve consent for and to prepare a heritage statement to support the application. This was subsequently used to support the Appeal which was approved.

We undertook an initial assessment of the property and gave design advice as to what form of extension and changes to the property would be acceptable. A Heritage Assessment was prepared to support the application and additional response made to the Conservation Officer. The application was refused by the Local Authority as the Conservation Officer did not support the proposals. However, at Appeal, which was supported by the assessment provided by ourselves, the Planning Inspector agreed with our assessment of the proposals and granted Planning Permission and Listed Building Consent for the works.

“ We are delighted with the result and thank you for you invaluable (and diverse) help in making this a reality.

The Client

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Royal Sovereign Lighthouse.

Client:

Trinity House

Local Authority:

**East Sussex
County Council**

Sector:

**Heritage
Infrastructure**

Expertise:

Heritage

Key Project Information

- Trinity House sought advice regarding the heritage significance of the offshore Royal Sovereign Lighthouse and the obtaining of a Certification of Immunity application.
- Built Heritage specialists within the Pegasus Group Heritage Team undertook a detailed assessment of the building, including a site visit and background research, in order to advise the client and successfully obtain a Certificate of Immunity from Historic England.
- This allowed Trinity House to progress their plans for decommissioning with the security of knowing that the significance of the building had already been established and that there was no risk of the structure being designated during the planning or (de)construction phases.
- The information prepared by Pegasus Group also reduced client costs by way of being of sufficient detail to prevent the need for Historic England to visit the lighthouse to inform their assessment.

40



Project Description

Pegasus Group undertook a detailed analysis of the physical fabric of the structure, and research into its construction and contemporary structures, in order to provide an assessment of its overall architectural and historic interest. Historic England guidance on 20th maritime infrastructure is limited; however, the Heritage Team were able to draw upon their extensive knowledge of 20th century structures and understanding of guidance for the assessment of significance.

The resulting Statement of Significance formed part of a submission to Historic England for a Certificate of Immunity against Listing of the structure. This was subsequently granted based upon the information provided by Pegasus Group. The latter included a detailed photographic survey and description of the structure (including historic and current plans) in order for Historic England to make their decision without visiting the Lighthouse, with this preventing the need for the Client to arrange a costly offshore site visit.

The obtaining of the Certificate of Immunity allowed Trinity House to progress their plans for decommissioning with the security of knowing that the significance of the building had already been established and that there was no risk of the structure being designated during the planning or (de)construction phases.

Home

Design

Economics

Environment

Heritage

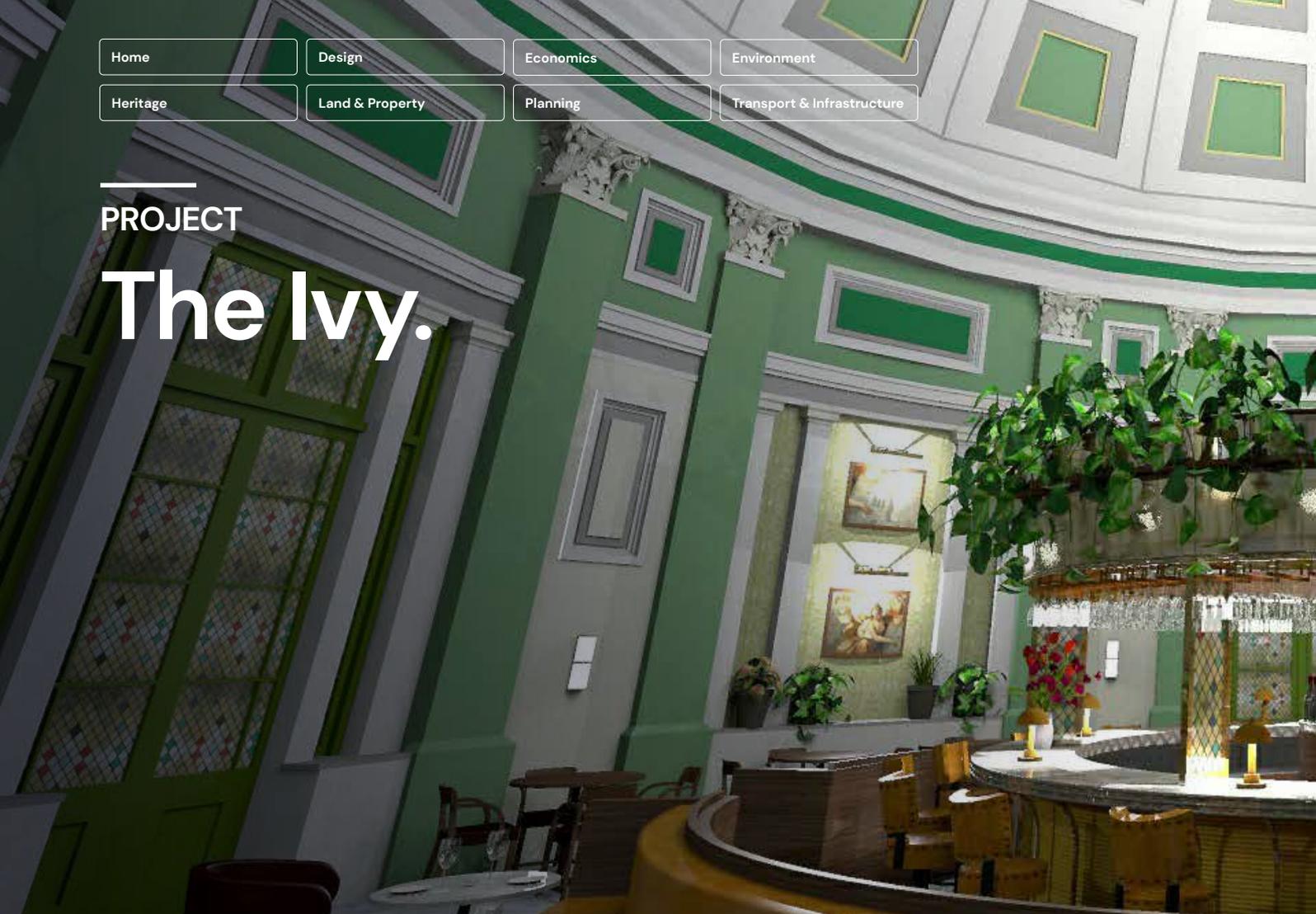
Land & Property

Planning

Transport & Infrastructure

PROJECT

The Ivy.



Client:

Troia UK Restaurants

Size:

Various

Local Authority:

Various

Sector:

Retail & Town Centres

Expertise:

Heritage

Planning

Key Project Information

- The Ivy Group expanded from their original infamous restaurant in Covent Garden, London to bring its inimitable service and surroundings UK wide, expanding into brasseries and Asian-fusion restaurants in order to provide a memorable experience synonymous with the Ivy's unique style.
- Pegasus Group has provided planning, design and heritage expertise to the Troia UK Restaurant Group to enable its successful expansion across the country in locations such as London, Norwich, Cheltenham, Bath, Bristol, Birmingham and Cardiff.

42



Project Description

We have been working with Troia Restaurants to deliver The Ivy Group nationally across a wide range of cities and into distinctive buildings to accommodate their unique style.

We have advised Troia Restaurants and secured numerous Listed Building Consents and other types of planning applications, including change of use and advertisements. The advice ranged from design input on restaurant decoration and layout to mitigation measures for the necessary plant equipment required to operate the restaurants.

We have also advised on a number of outdoor seating areas or alterations to accommodate changing standards in dining following the Covid-19 pandemic, such as openable shopfronts. Some projects involved the rehabilitation of buildings which were previously in poor condition or needed investment to highlight their significance within the localities, and have since become landmark destinations.



Land & Property.

Project:
**New Site Acquisition
Telecommunications
Code Agreement**

44



Expertly Done.

We offer expert guidance to maximise the potential and commercial value of your land & property. From site identification and acquisition to asset management and valuations, our property teams have a wealth of experience across a range of sectors offering the full life cycle service from site identification through to the consenting process.

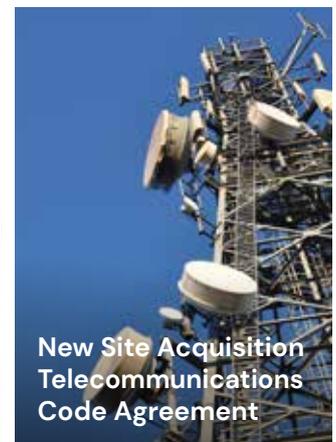
OUR CORE PROPERTY SERVICES INCLUDE:

- Site Identification & Acquisition
- Asset & Estate Management
- Due Diligence & Valuation
- GIS Search Modelling

For a full list of services please visit our website www.pegasusgroup.co.uk

Our expert teams have a clear understanding of what's required to add the most value to your project providing professional, reasoned advice to help clients achieve their commercial goals. You can see how our **Expertly Done** approach to land & property has already helped others below:

Key projects



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Due Dilligence.

Client:

**A Green
Investment Bank**

Size:

**Various Schemes
100 Acres +**

Local Authority:

**Various across
England and Wales**

Sector:

Energy & Waste

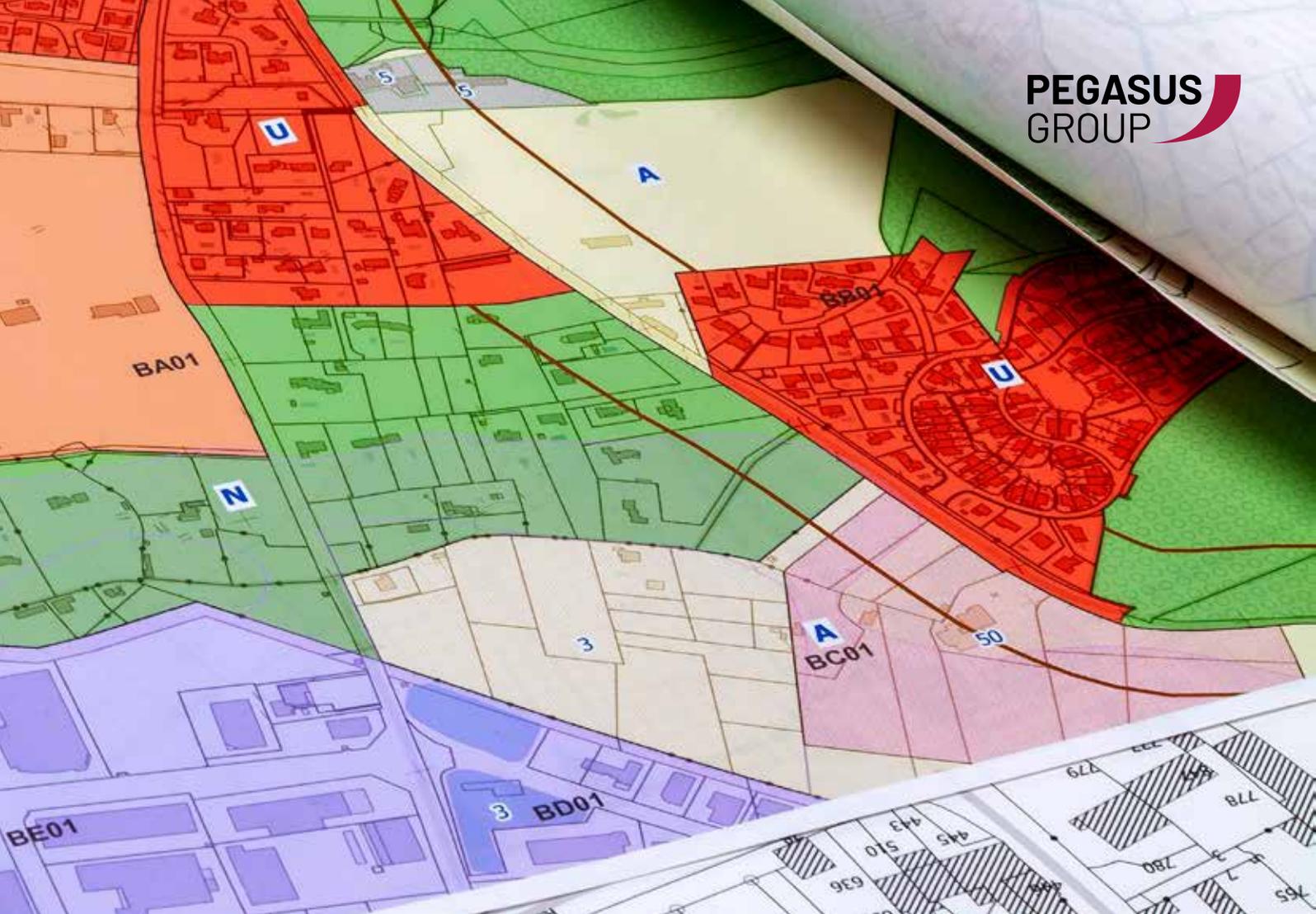
Expertise:

Land & Property

Key Project Information

- Investment valuation of renewable energy portfolio
- Assessed portfolio viability and made recommendations on best value solution
- Various schemes assessed across England and Wales, 100 Acres +

46



Project Description

On behalf of an international development funder, our expert property team has provided a full due diligence and valuation service for a portfolio of solar PV projects. Our client operates largely in the renewable energy sector and needed an independent assessment of risk, deliverability, and project value, before releasing capital.

We undertook a full review of land agreements, legal title, planning, project costs and potential revenue streams to give our client peace of mind and assurance that schemes were likely to be deliverable and how they could achieve best value, making appropriate recommendations at each stage of the development life cycle.

Our advice extended to recommendations on commercial terms, legal and planning risk mitigation, financial constraints, and potential market values that could be achieved at different points in the process.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

New Site Acquisition Telecommunications Code Agreement.

Client:

**One of the main
telecoms operators
in the UK**

Size:

100 sq. m

Local Authority:

**West Dorset
District Council**

Sector:

Infrastructure

Expertise:

Land & Property

Key Project Information

- Full planning permission granted.
- Pegasus Group's first acquisition completed under the new Electronic Communications Code.
- In AONB
- Site formed part of a Home Office led campaign to improve rural network communications.

48

Project Description

On behalf of a well-known UK wide telecommunications client, our expert property team completed a brand-new site acquisition under the new Electronic Communications Code (2017 – part of the Digital Economy Act 2017). Our team were instructed to acquire a new telecommunications site as part of our clients 5G rollout. In this specific example the site formed part of a Home Office led campaign to improve rural network communications. This initiative was a part government funded scheme, which was subject to very specific deadlines which needed to be met for funding to be made available.

We managed to identify a suitable site that met our clients network coverage requirements for 5G and a willing site provider. This new telecommunication site was acquired under the new 'Code', the first such acquisition for our property team. The main objective was to enter negotiations and agree "Code" compliant terms within a very short period of time, to enable our client to access the aforementioned government funding.

The site provider understood the benefit to the rural community and with some further funding provided by our client to improve a local children's play facility, our expert team managed to incentivise the early completion of the relevant legal agreements.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Site Appraisal and Valuation

Client:

**An Independent
Developer**

Size:

**Small Development
Circa 10 Units**

Local Authority:

**Cotswold District
Council**

Sector:

Residential

Expertise:

Land & Property

Key Project Information

- Planning permission granted.
- Development appraisal advice and disposal recommendations
- Residential valuation
- Within the Cotswolds AONB

50



Project Description

Following a successful planning approval for a residential development site in the Cotswolds, our expert property team were instructed to undertake a site appraisal and valuation to assess the most profitable and viable way to proceed with the site. The development comprised various property types and designs, with the use of our market expertise and analysis of market evidence we were able to advise our client of the most appropriate way in which to proceed with the site.

Our property team provided the client with market and valuation advice, inclusive of a development appraisal and residual valuation to assess the profitability of selling the site with planning permission or undertaking the development itself. The team considered construction costs, sales values and associated development fees, advising the client of the potential profit available with each choice.

PROJECT

Site Identification & Acquisition.

Client:

An established renewable energy developer

Size:

40-50MW Solar Farm

Local Authority:

Selby District Council

Sector:

Energy & Waste

Expertise:

Environment

Heritage

Land & Property

Planning

Transport and Infrastructure

Key Project Information

- 40-50MW solar scheme on behalf of an established renewable energy developer in Yorkshire.
- Planning application submitted.
- Complete turnkey solution including many of our areas of expertise.
- Our expert team found and acquired the site and is in the planning application process.



Project Description

Our property experts successfully identified and agreed to acquire a 200-acre parcel of land in Yorkshire, subject to the obtaining of planning permission, for the development and operation of a solar farm. The land was identified as flat, free from restrictions and south facing, making it an ideal acquisition for our clients to develop and in turn produce clean energy for connection into the local distribution network.

The site was identified using specialist GIS model which had been tailored specifically to meet the needs of our client. Using this software, our expert teams were able to shortlist a number of sites, ensuring each land was well suited for its intended use. We made the approach to the landowner, formerly agreeing the conditional acquisition, using market knowledge and expertise of the energy sector to agree deal that was in the best interest of our client, both financially and in terms of development viability. We were then able to proceed with a formal agreement to proceed with obtaining the appropriate planning consent.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

Planning.

54

PEGASUS GROUP

Project:
Heyford Park

Expertly Done.

We provide expert support across a range of services covering the whole planning system. Powered by our knowledge of national and local policy, our planning teams work with places and property with clear commercial potential and development opportunities.

We know that Planning is at the heart of successful land development with a need for recognition of key policies at a national and local level, to be balanced against the commercial realities of delivering new and viable development opportunities.

OUR CORE PLANNING SERVICES INCLUDE:

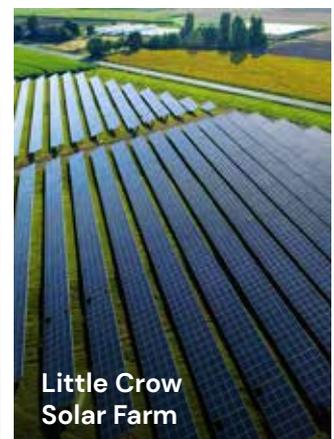
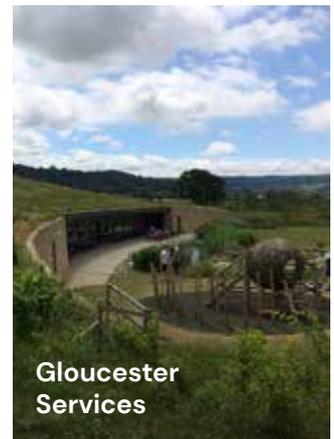
- **Urban and Rural Planning**
- **Heritage Planning**
- **Public Consultation**
- **Transport Planning**
- **Expert Witness**

For a full list of services please visit our website www.pegasusgroup.co.uk

From initial pre-application discussions with the local planning authority, to the preparation and undertaking of public consultation through to the submission and the determination of the application, our ability to expertly manage the entire planning process has helped our clients do great things.

Here's a few examples of our Planning projects:

Key projects



[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Bardon Hill.

Images courtesy of Tungsten Properties and HTC Architects

Client:

Tungsten Properties

Size:

350,000 sq. ft

Local Authority:

**North West Leicestershire
District Council**

Sector:

Industrial & Logistics

Expertise:

Economics

Planning

Key Project Information

- Tungsten Park Bardon is situated in a prime logistics location, which offers access to 85% of the UK's population within a 4.5 hour HGV drive time
- Highly regarded and well established for warehouse, distribution and manufacturing uses, occupiers include DHL, amazon, Bunzl, Volvo, Laura Ashley and Nestle.
- Planning consent for 350,000 sq ft of commercial floorspace as Tungsten's 53-acre site, Bardon Hill near Coalville in Leicestershire.



56

PEGASUS GROUP



Project Description

Our expert planning team worked with HTC Architects on behalf of Tungsten Properties to secure the planning permission.

The latest development is part of Tungsten Properties' continued expansion in the mid-box industrial market where it has one million sq ft in its development pipeline in areas where it has identified a lack of supply and increased demand.



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Gloucester Services.

Client:

Westmorland

Size:

60,000 sq. ft

Local Authority:

**Gloucester
County Council**

Sector:

Infrastructure

Expertise:

Environment

Planning

Key Project Information

- Architecturally award winning – RIBA South West, RIBA Client Award & RIBA Sustainability Award
- Achieved BREEAM Excellent rating
- Sensitive landscape environment including AONB
- First planning permission to be obtained for an MSA without going through the appeal process
- Named one of the best motorway services in the country



58



Project Description

Pegasus Group successfully liaised with all stakeholders and the local authority from an early stage on this challenging site which had been refused planning permission and appeal dismissed for an MSA in the past.

Full consideration of the landform and existing views identified a 'development envelope' for the MSA facilities to be accommodated. Visual containment was further achieved using infrastructure planting based on local historic landscape character. The buildings were designed to appear seamlessly from the landscape with a living roof to fully integrate with the wider environment.

Since opening Gloucester MSA:

- Environmentally achieved a high quality design that compliments the local landscape character and has achieved the highest sustainability credentials
- Employed more than 530 staff through construction, and operational staff and has injected £4.5million into the local economy
- Supports more than 130 local food and craft producers
- Funded social initiatives including community hubs, training academies, partnerships with schools including an association with Leyhill Open Prison with prisoners helping to build the stone walls, one of whom now works permanently at the company.

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Heyford Park.

Client:

Dorchester Living

Size:

500 Hectares

Local Authority:

Various

Sector:

**Residential led
mixed-use**

Expertise:

Design

Economics

Environment

Heritage

Planning

Key Project Information

- Complex redevelopment of a 500-hectare former Cold War military airbase
- Mixed-use development consisting of housing, employment and community facilities, education, and creative industries uses
- Designated Conservation Area with a number of Scheduled Monuments & Listed Buildings
- Site used for filming including Annihilation, Muppets Most Wanted, Angel Has Fallen and other TV series
- Scheme was an RTPI Finalist in Excellence in Planning For Homes (large schemes)
- Pegasus Group have been involved in the site for over 15 years providing a multidisciplinary service at all stages of the planning process



Project Description

Pegasus Group has provided the full spectrum of planning advice, ranging from strategic option appraisal and promotion through the Development Plan of both brownfield and greenfield settlement extensions, through to the submission and negotiation of complex outline and hybrid planning applications.

This includes leading a major public inquiry at the outset of the project, through to more detailed advice and applications during the implementation phases of the development, including specific bespoke planning applications, change of uses for commercial tenants, reserved matter applications and submission and negotiation of a variety of planning conditions and obligation discharges and S106 Deeds of Variation.

Our expert teams provided environmental advice, including EIA and LVIA as well as visualisations. They also developed a Green Infrastructure Strategy (GIC) to deliver attractive sustainable places promoting health lifestyles and biodiversity.

Our heritage experts provided strategic advice in relation to the historic environment, including securing detailed Scheduled Monument Consent and consent for use by the creative industries sector.

The team has also prepared detailed strategies to guide development across the Conservation Area including detailed design advice.

Our expert design teams created the masterplan, design layouts and a range of housetypes recently commended at the Design Quality Conference. Our design team were instrumental in the site promotion and allocation.

Pegasus Group has recently obtained outline permission for Phase 2 of the site, and is retained as the lead consultant for future promotion.

“ I recently visited Heyford Park – it’s a good illustration of the strides we are making. It really feels like a community. From the moment you stroll past the new local school, Around the well-designed streets... in a beautiful setting, Underpinned by well-planned transport links, so it really feels like it is set-up to thrive for the future. We should take great pride in our design heritage and feel inspired by it

Dominic Raab – Design Quality Conference

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Little Crow Solar Farm.

Client:
INRG Solar

Size:
50MW plus

Local Authority:
**North Lincolnshire
Council**

Sector:
Energy & Waste

Expertise:

[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Planning](#)

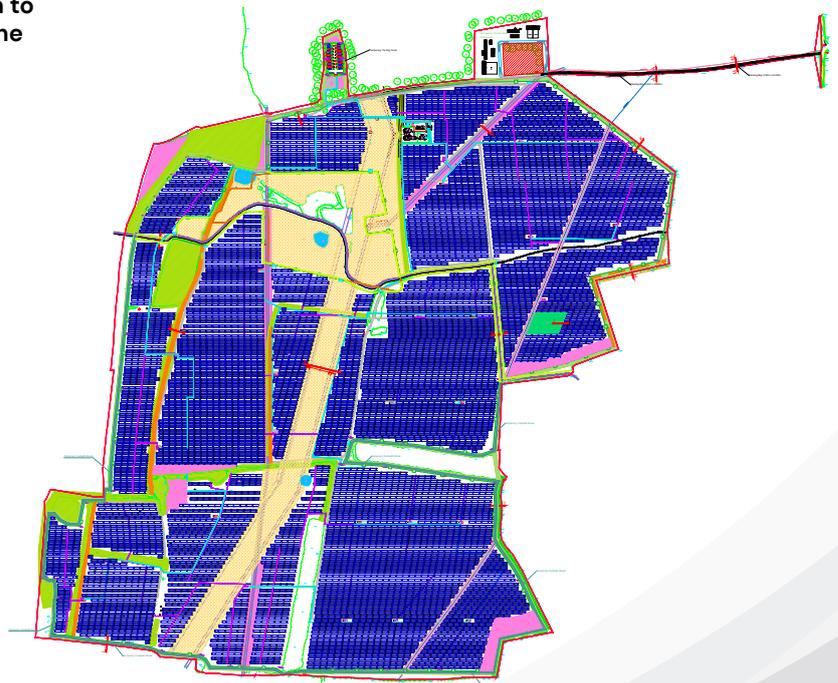
Key Project Information

- We have been working with INRG Ltd on a Development Consent Order (DCO) application for this nationally significant solar scheme.
- Little Crow is only the second project of its kind to reach this examination stage



Project Description

We have provided multiple areas of expertise for this application including design, economics, environment, heritage and planning. If successful, the capacity will be in excess of 50MW and the associated development will be enough to power 45,000–60,000 homes per year in the Lincolnshire area.



Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

Transport & Infrastructure.

64

PEGASUS GROUP

Expertly Done.

We give you strategic and tactical advice that keeps your project moving.

Our transport and infrastructure team provides commercially targeted technical solutions for development. It has a wealth of experience on technical and policy matters across a wide variety of schemes and land uses. We provide you with clear advice on the best way to work with stakeholders, securing land allocation and planning permissions in a timely and cost-effective manner.

OUR CORE TRANSPORT & INFRASTRUCTURE SERVICES INCLUDE:

- **Transport planning**
- **Development infrastructure**
- **Highways and traffic engineering**
- **Expert Witness**
- **Flood Risk Assessment**

For a full list of services please visit our website www.pegasusgroup.co.uk

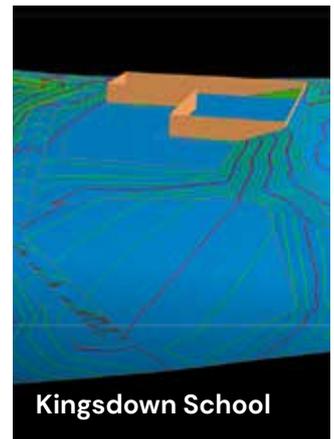
We cover the entire development cycle from site identification and appraisal through planning and design, including completion of construction delivering the best commercially driven solutions for our clients.

Our **Expertly Done** approach is about adapting solutions to suit the technical, ecological, environmental and regulatory issues that face developers, and our thorough understanding of regional and national legislation and local market conditions enables us to design and deliver the best outcomes for our clients. Take a look at what we've already achieved with some of our other projects:

Key projects



Castle Hill



Kingsdown School



Ote Hall Farm



**Sir Frederick
Gibberd**

Home

Design

Economics

Environment

Heritage

Land & Property

Planning

Transport & Infrastructure

PROJECT

Castle Hill.

Client:

**Hull University Teaching
Hospitals NHS Trust**

Size:

5MW

Local Authority:

**East Riding of
Yorkshire Council**

Sector:

Energy & Waste

Expertise:

Environment

Heritage

Planning

Transport & Infrastructure

Key Project Information

- We provided a multi-disciplinary service to Hull University Teaching Hospitals NHS Trust in preparation of the application, including planning, landscape, drainage, highway and heritage work.
- The scheme will supply renewable energy to the Trust's overall estate and is a key component in enhancing the Trust's carbon reductions.
- This 5MW solar farm to supply green energy to a Hull hospital is set to help deliver NHS net zero targets.



Project Description

We secured planning permission from East Riding of Yorkshire Council for the construction of a solar farm together with all associated works, equipment and necessary infrastructure on land at Castle Hill, south of Castle Road, Cottingham.

The team provided a multi-disciplinary service to Hull University Teaching Hospitals NHS Trust on plans for the 5MW solar farm to supply green energy to help deliver NHS net zero targets

Our infrastructure team produced a Flood Risk Assessment and Surface Water Drainage Strategy. Input was provided to the layout including specifying the setback distances from watercourses and other hydrological features and we investigated the flood risk posed to the scheme from existing watercourses and ditches in the vicinity of the site. Our team developed effective and sustainable flood mitigation and management measures, incorporating Sustainable Drainage Systems (SUDS) features, to allow planning permission to be granted.

The solar farm will supply renewable energy to the Trust's overall estate, including the Castle Hill Hospital site, and is a key component in enhancing the Trust's carbon reductions, allowing it to make financial savings that can be put back into health care provision.

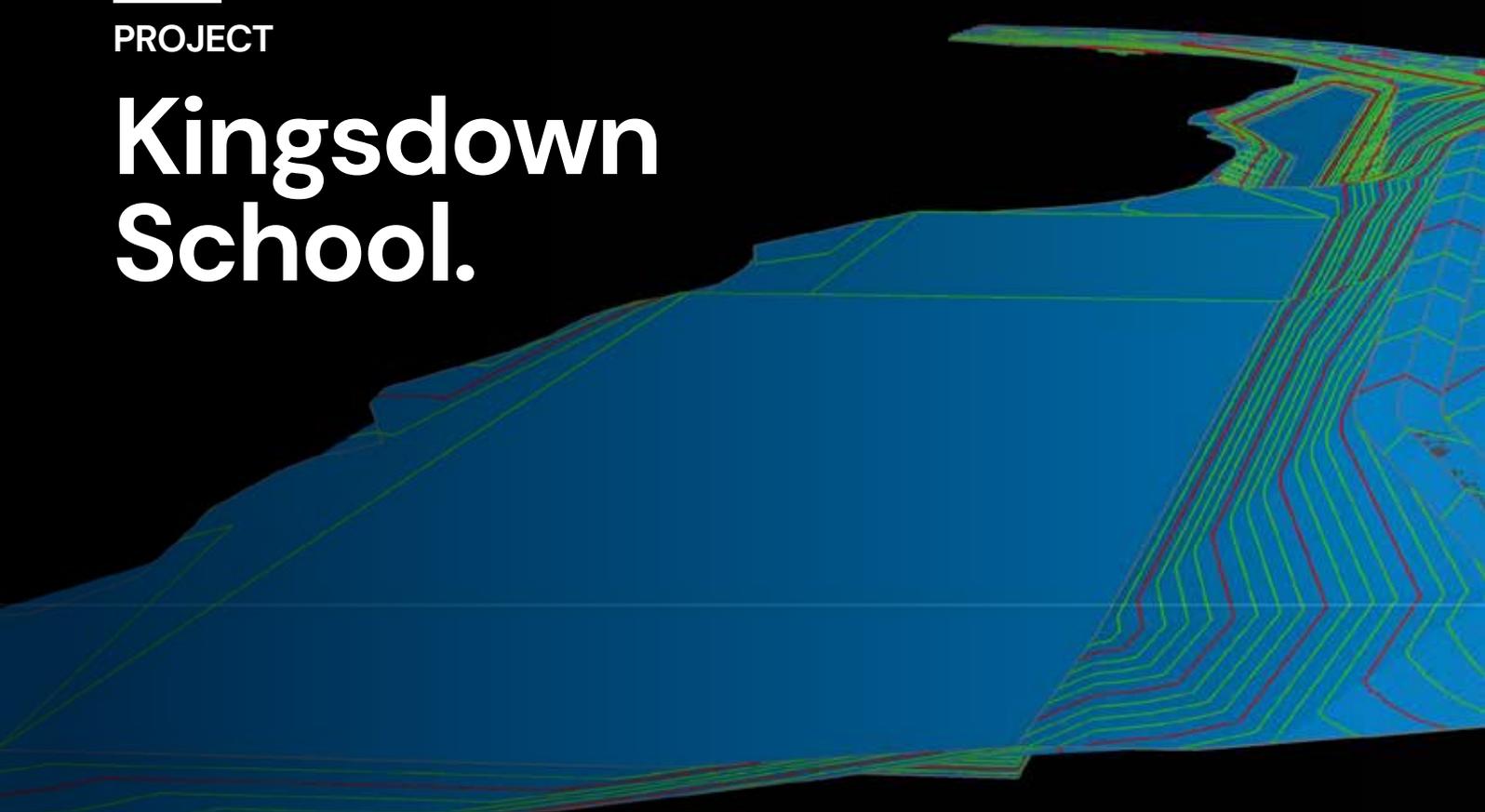
The Trust had previously invested in initiatives to reduce its carbon footprint and energy usage, including installation of on roof solar schemes.

Planning permission was for a temporary period of 40 years from the date of first exportation of electricity.

The economic benefits of the scheme would see up to 30 construction workers on-site during peak times of the 6-month construction period.

PROJECT

Kingsdown School.



Client:

Persimmon Homes

Local Authority:

Swindon Council

Sector:

Education

Expertise:

Design

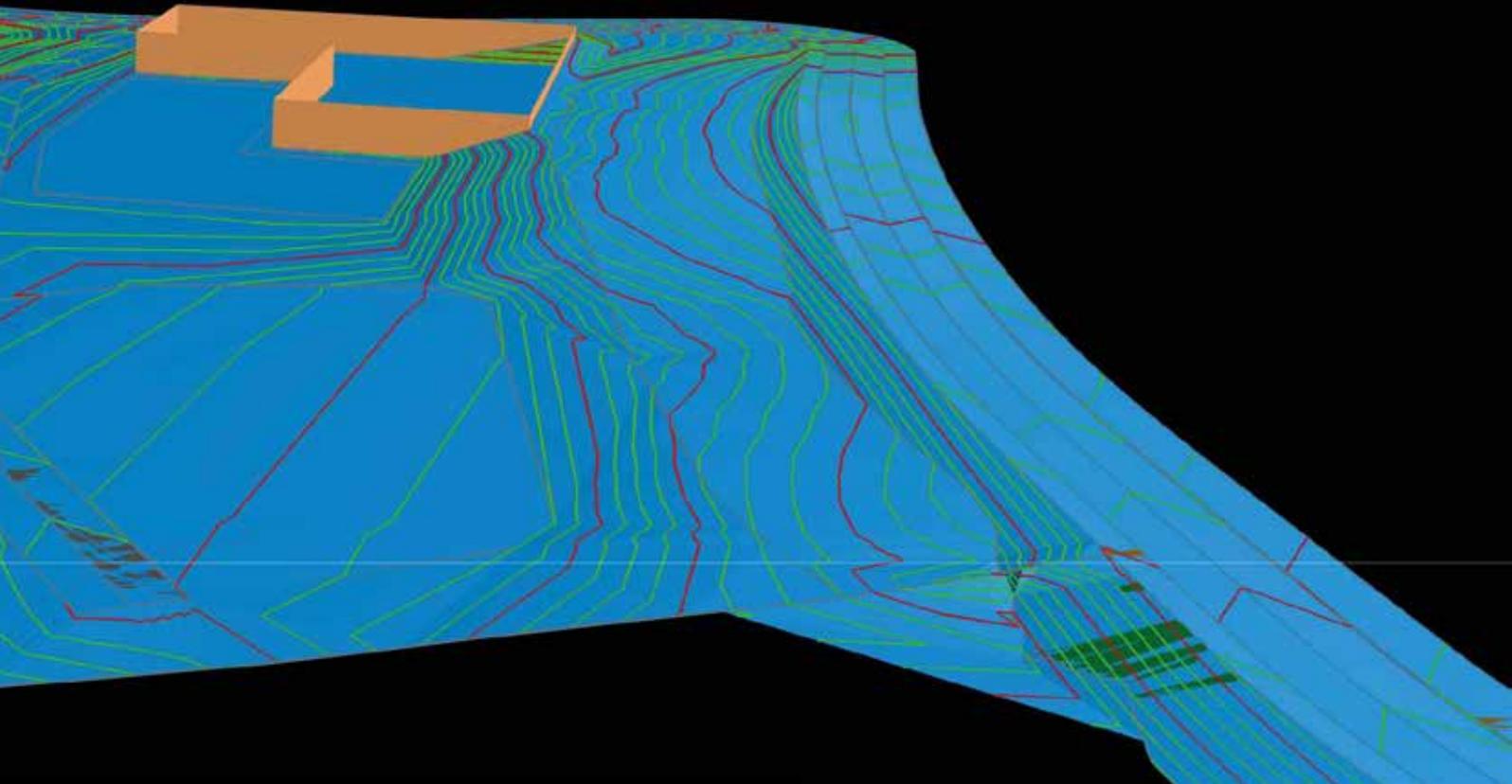
Environment

Transport & Infrastructure

Key Project Information

- The main objective was to have a clear understanding of the engineering constraints and implications for the development of the new school plateau as part of a wider masterplan.
- There was a particular focus on drainage, due to the very steep nature of the existing site and limited available land parcel.
- The feasibility of accommodating the various key elements of the school site including buildings, soft and hard play areas and supporting infrastructure in accordance with the DfE BB103 requirements was needed.

68



Project Description

We produced an engineered feasibility layout based on key areas being flat plateaus across a steep site that highlighted significant embankments at the boundary needed to make the school site accessible, optimising the layout where possible to remove any significant cost and constructability implications. We have been involved in various iterations of the site layout as well as advising on specific minimum areas of the school to be provided.

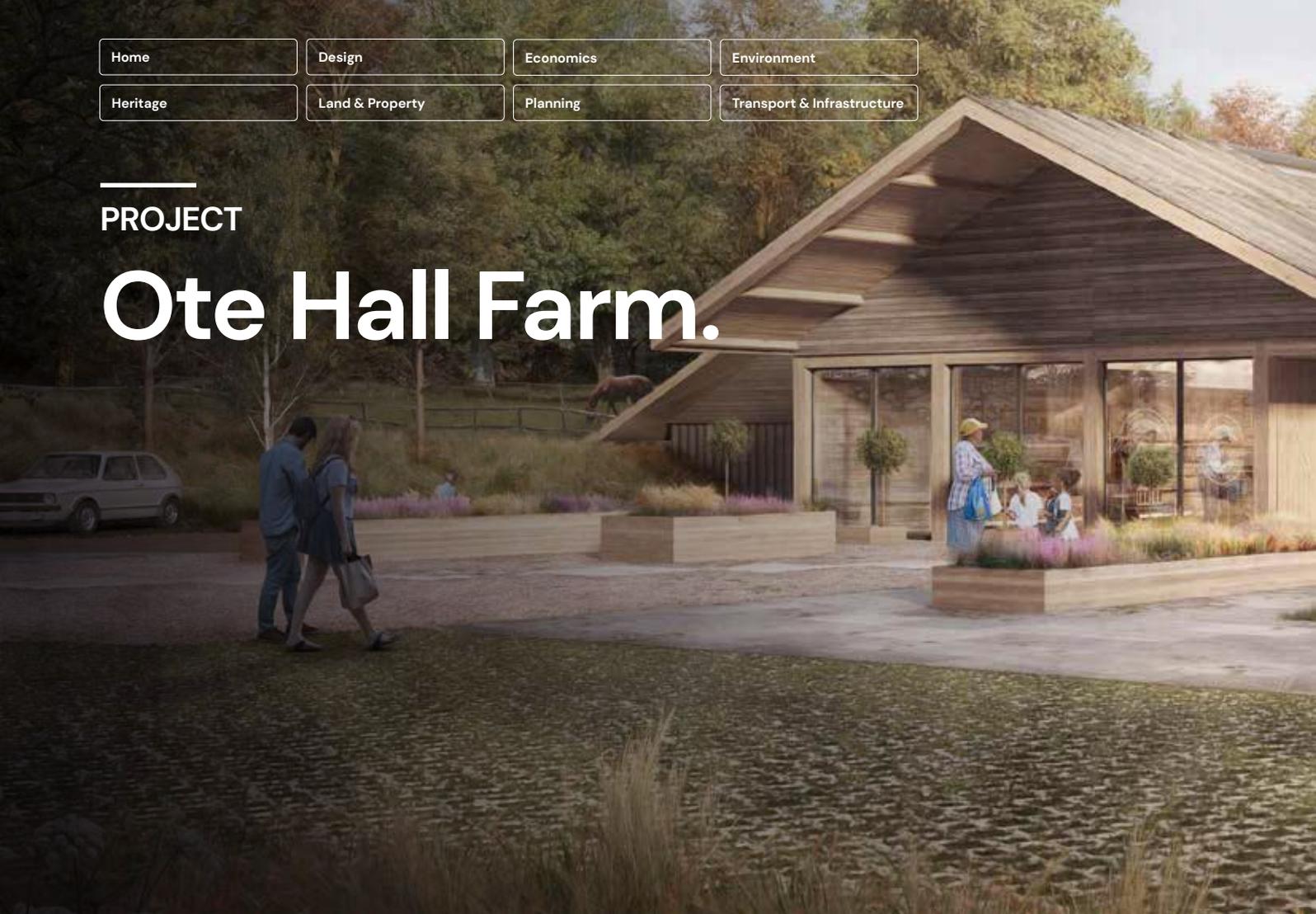
Our expert team produced a 3D model of proposed ground levels for a new school site located in Swindon. Existing site levels were very steep and a 3D model was needed to understand where significant retaining features were needed. Contour layouts, created by our infrastructure team, demonstrated where embankments were needed as well as including 3D images of the site from each corner to give context to the proposed gradients.



[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Ote Hall Farm.



Client:

Carola Goodman Irvine

Local Authority:

**Mid-Sussex
District Council**

Sector:

**Agriculture & Rural
Estates**

Expertise:

[Economics](#)

[Environment](#)

[Heritage](#)

[Planning](#)

[Transport & Infrastructure](#)

Key Project Information

- The scheme comprises an exciting new farm shop and tea-room set within the grounds of a family run farm. The farm shop and tea-room will sell products sourced from the farm itself, such as beef, pork, lamb and game. It will also promote and sell products from local food producers.
- The scheme will be a sustainable shopping and dining venue.
- The shop will provide an opportunity for locals to experience truly home-grown produce while also creating employment in the community.
- A third of products will be sourced within a 30 mile radius. It is expected the farm shop and tea room will open in 2022.

Project Description

The project was sympathetically designed to complement the character of this traditional farm, the adjacent Grade 1 listed Great Ote Hall and its surrounding agricultural buildings. It was carefully created to future proof Ote Hall Farm.

Our expert teams project managed the pre-application discussions with the LPA and the submission of the planning application working closely with the client, other sub-consultants and Appetite Me, rural retail and hospitality to secure planning permission for this important project within the required timescale.



This was a cross-boundary application requiring submissions to two neighbouring planning authorities and highway discussions with two County Highway Departments. Our transport team designed the access to the site.

We identified the necessary work streams required following a negative pre-application response from the LPA and ensured a comprehensive planning application was submitted addressing all the key matters including design, heritage, landscape, retail impact, transport and set out in full all the economic, social and environmental benefits which would be provided by the scheme. This was fundamental in the planning and heritage judgement in the consideration of the proposals by Historic England and the LPA

A public engagement exercise was undertaken in order to demonstrate the public support for the proposals. This comprised a leaflet distributed to all nearby residents and a dedicated email address to receive public comments. The comments received were reported in the application package. This was key in showing the level of public support for the proposal.

The economic, environmental and social benefits of the proposal include:

- The provision of a well-designed farm shop and tea-room and local retail tourist attraction which will be supported by local members of the community;
- Provision of locally sourced home grown produce;
- The creation of 25 FTE jobs;
- Improved access to the grounds of Great Ote Hall, a local-valued heritage asset;
- Creation of the 'Godman Foundation' to promote education, training and mentoring of young people using profits from the new business;
- Local community events hosted in the proposed tearoom/ restaurant;
- Improved footpaths to link to existing paths in the Farm and provision of car park (during opening hours) to assist with accessibility to these footpaths;
- Potential outside play space in response to local resident's needs;
- Retention of public views of Great Ote Hall and opening up new views of this Grade 1 Listed asset;
- Ecological enhancements including provision of wildflower and wetland habitat;
- Provision of a tourist information point within the farm shop;
- Supporting rural diversification and the local economy as encouraged by DEFRA and grants issued by RPA.
- Ensuring the future-proofing of Ote Hall Farm for years to come.

[Home](#)[Design](#)[Economics](#)[Environment](#)[Heritage](#)[Land & Property](#)[Planning](#)[Transport & Infrastructure](#)

PROJECT

Sir Frederick Gibberd.

Client:

Caledonian Modular

Local Authority:

Harlow Council

Sector:

Education

Expertise:

Design

Economics

Environment

Planning

Transport & Infrastructure

Key Project Information

- Project involved the demolition of all the existing old school buildings and construction of a new main building.
- The building was constructed almost entirely in a factory and was built while the country was in lockdown in March 2020.
- Lucia Glynn, BMAT head of operations: "The new building we have created is fit for 21st century learning. It has been very interesting for us to watch the modules brought onto site like Lego and turned into a building."



Project Description

Planning application for the construction of a 1,700 place school building over 3 storeys, a new sports block, an all-weather floodlit hockey pitch, a MUGA, football and rugby pitches and playing fields.

Our transport team supported the project through a pre-application enquiry which included the preparation of a Transport Scoping Note detailed discussions with highway officers at Essex County Council; and also through a full planning application and subsequent discharge of conditions application.

The team prepared a Transport Assessment and Framework School Travel Plan, focussed around ensuring that the proposals provide sustainable transport opportunities for future staff, visitors and students. This therefore included detailed analysis of the local highway network and in particular walking and cycling routes to the postcodes of the future catchment area.

Scoping discussions with highway officers identified potential issues with parking in the local area and therefore as part of the Transport Assessment included the analysis of a parking beat survey carried out by an independent surveyor within the vicinity of the proposed school. This involved assessing the results of the survey to confirm whether the forecast parking demand could be accommodated within the confines of the site and the local highway network.

Following planning permission being granted for the school, the Pegasus Group Transport Planning team have since prepared a Full Travel Plan as part of a discharge of conditions application.

Our expert teams provided public consultation co-ordination, pre-application submission and planning application, EIA Screening, economics appraisal, and prior notification of demolition of previous school buildings.

No matter the project, no matter the challenge,
you can rely on us to find solutions, to get things done,
to get things **Expertly Done.**

Our Offices

BIRMINGHAM

T 0121 308 9570
Birmingham@pegasusgroup.co.uk

BRISTOL

T 01454 625 945
Bristol@pegasusgroup.co.uk

CAMBRIDGE

T 01223 202 100
Cambridge@pegasusgroup.co.uk

CIRENCESTER

T 01285 641 717
Cirencester@pegasusgroup.co.uk

EAST MIDLANDS

T 01509 670 806
EastMidlands@pegasusgroup.co.uk

EDINBURGH

T 0131 589 2774
Edinburgh@pegasusgroup.co.uk

LEEDS

T 0113 287 8200
Leeds@pegasusgroup.co.uk

LICHFIELD

T 0121 308 9570
Lichfield@pegasusgroup.co.uk

LIVERPOOL

T 0151 317 5220
Liverpool@pegasusgroup.co.uk

LONDON

T 020 3897 1110
London@pegasusgroup.co.uk

MANCHESTER

T 0161 393 3399
Manchester@pegasusgroup.co.uk

NEWCASTLE

T 0191 917 6700
Newcastle@pegasusgroup.co.uk

SOLENT

T 023 8254 2777
Solent@pegasusgroup.co.uk

GROUP SERVICES

T 0333 0160777
enquiries@pegasusgroup.co.uk

DOWNLOAD

Simply click on the
relevant brochure
icon to download
the required
brochure.



Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: 33 Sheep Street, Cirencester, GL7 1RQ



Pegasus_Group



@pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK