

Agriculture & Rural Estates.



Expertly Done.

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**.

One of the reasons why we love what we do is that we get to do it across such a variety of sectors, and with lots of different people. We work with landowners, developers, housebuilders, local authorities, estates, and private clients offering a wide selection of expertise, which covers the entire development process.

From residential extensions to holiday parks and leisure to more creative projects, we have a proven track record of working directly with landowners and estates on diversification projects to ensure a more profitable estate. From conversion of buildings, change of use and redevelopment to renewable energy and listed buildings, we can help you make a success of your scheme.

Our core services include:

- Analysis of development opportunities
- Archaeological advice
- Detailed design
- Estate reviews
- Expert witness
- Farm redevelopment
- Landscape design
- Listed Building advice
- Planning advice
- Project management
- Setting assessments
- Visual Impact Assessments.



An architectural rendering of a modern building with a prominent gabled roof, likely a visitor center or farm store. The building features large glass windows and is surrounded by a landscaped area with planters and walkways. In the background, there are trees and a horse grazing in a field. The sky is overcast with some birds flying. A red vertical bar is on the left side of the page.

Ote Hall Farm.

04

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.

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.

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 public support for the proposals.

> [CLICK HERE TO VIEW PROJECT](#)

A photograph of the Tatton Estate in Cheshire, featuring a large, classical-style stone building with a portico supported by columns. The building is set on a grassy slope with a stone wall and steps leading up to it. The sky is blue with some light clouds.

Tatton Estate, Cheshire.

06

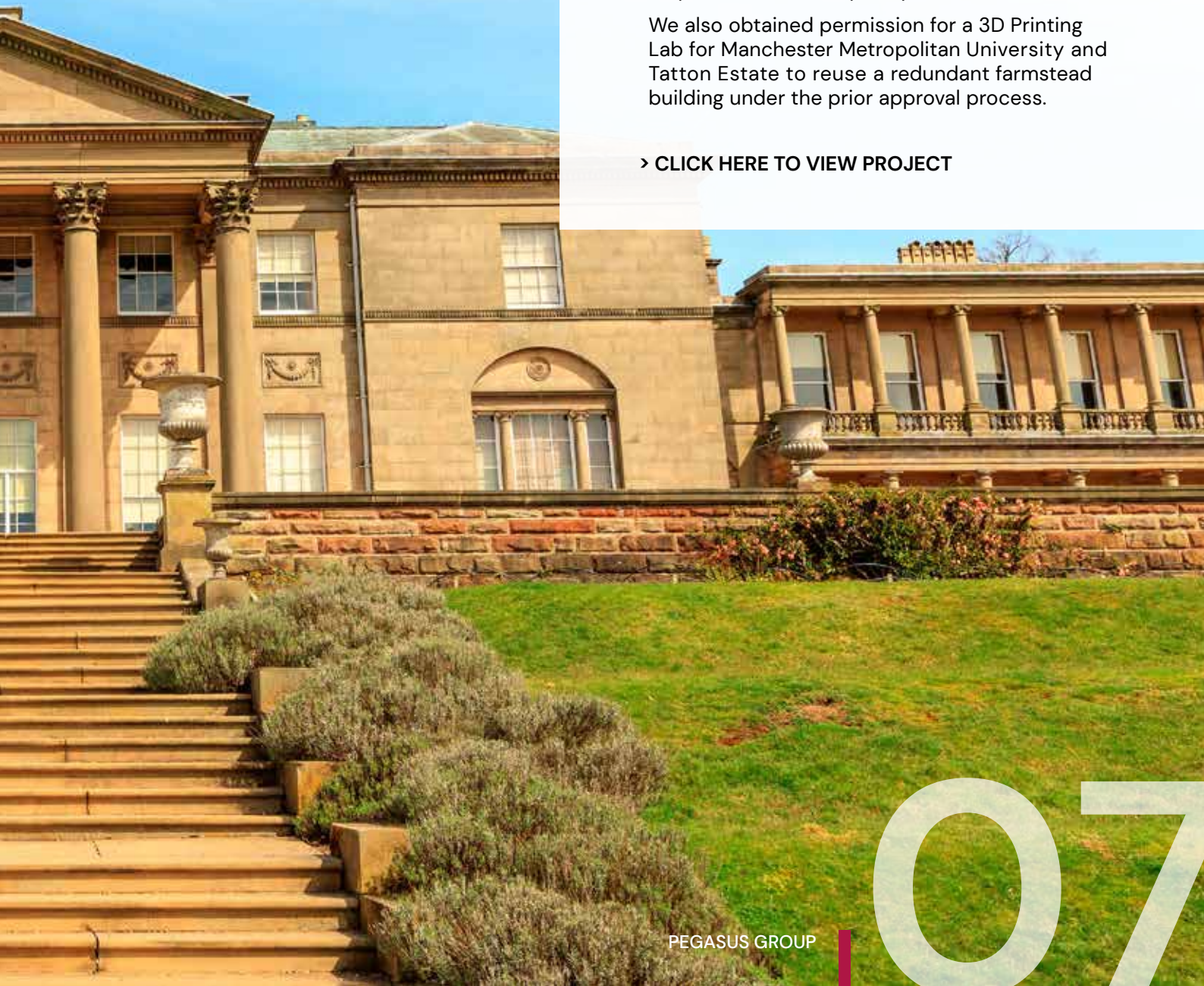
Tatton Estate, Cheshire.

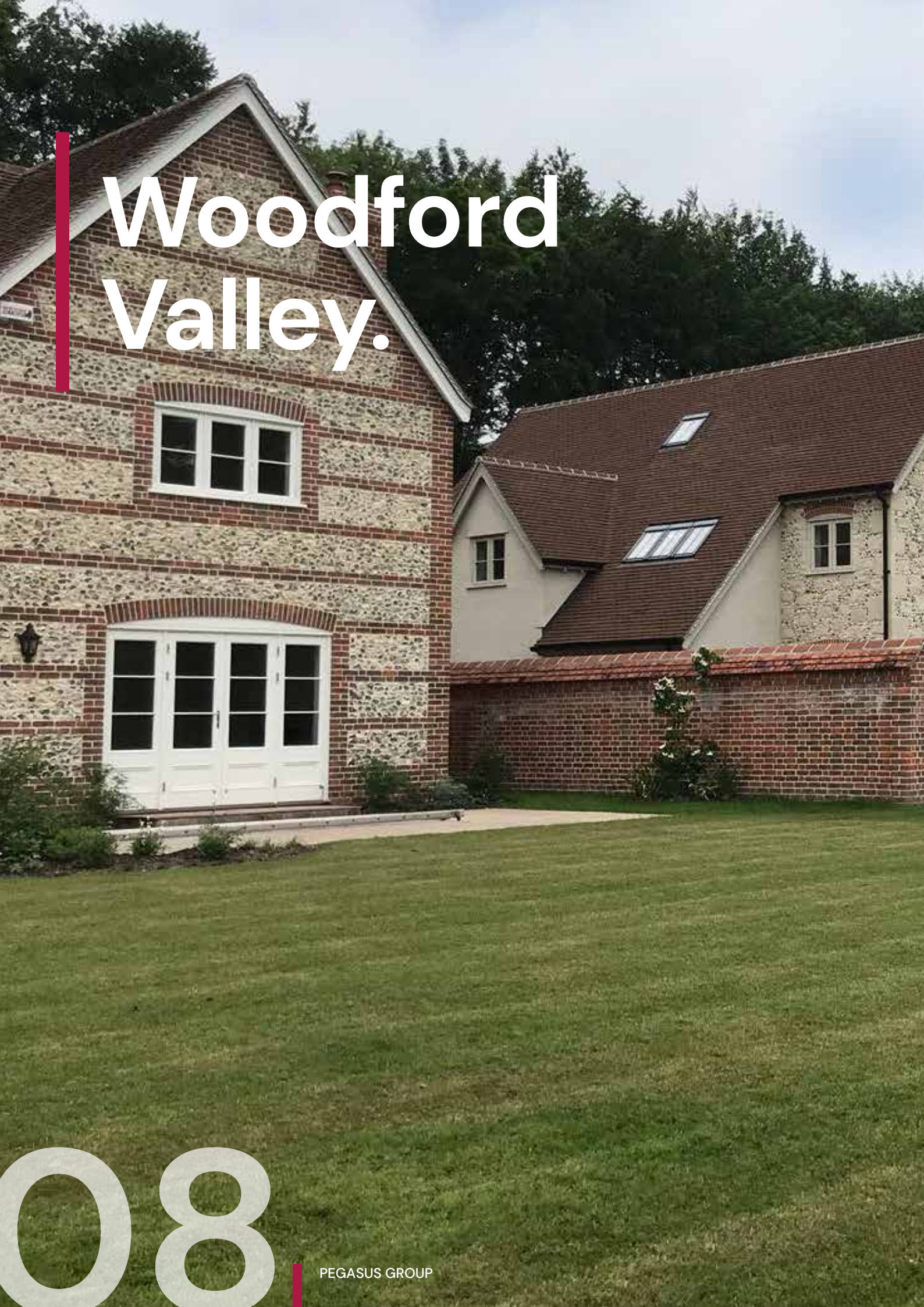
We have offered a range of expertise to Tatton Estate who are actively involved in converting barns and other properties to offices, wedding venues and other commercial uses.

The estate is also a filming location for the BBC hit series – Peaky Blinders. We recently achieved deemed consent for 3 separate temporary filming studios on the estate. Each cover a 1.5 ha, within which a number of structures and buildings can be provided on a temporary basis.

We also obtained permission for a 3D Printing Lab for Manchester Metropolitan University and Tatton Estate to reuse a redundant farmstead building under the prior approval process.

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Woodford Valley.


08

Woodford Valley.

We secured planning permission for the redevelopment of a redundant farmyard to a bespoke development of four traditionally designed houses. The scheme involved the retention of a heritage asset, which was designed into the scheme as an annex to one of the houses. The principle of the development was contrary to adopted planning policy, but we presented a case to the Council which set out the material considerations to overcome the policy concerns.

We provided expertise whilst working closely with the architect, and met with the Parish Council to discuss the proposal in detail. At planning committee, we spoke in favour of the proposal, along with the Parish Council. The result was an almost unanimous vote in favour and permission was granted. We negotiated the CIL payment with the Council on behalf of the client and successfully argued that the existing barn floor area should be offset against the proposed residential floor space which resulted in a large reduction in the CIL payable.

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Scurf Dyke Farm.

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Scurf Dyke Farm.

We provided expertise to secure planning permission for a 50MW solar and battery storage scheme in East Riding on behalf of JBM Solar Projects.

East Riding Council approved the solar farm and associated infrastructure on land at Scurf Dyke Farm, Hutton Cranswick.

Our experienced team worked hard to put together a well-considered proposal and this project brings significant benefits, primarily through the generation of renewable energy, providing enough low-carbon electricity to power the equivalent of 12,203 homes' annual energy needs. It will make a valuable contribution towards meeting the Government's long-term net zero targets. The resulting economic investment and ecological and landscape enhancements will also benefit the local area.

The proposed solar farm will involve the temporary change of use of the land but, due to the time restricted nature of the development, the agricultural use will be retained in the long term. The site will also be capable of dual use farming during its operational period, with small livestock able to graze the land between and amongst the panels.

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Bake Barn.

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Bake Barn.

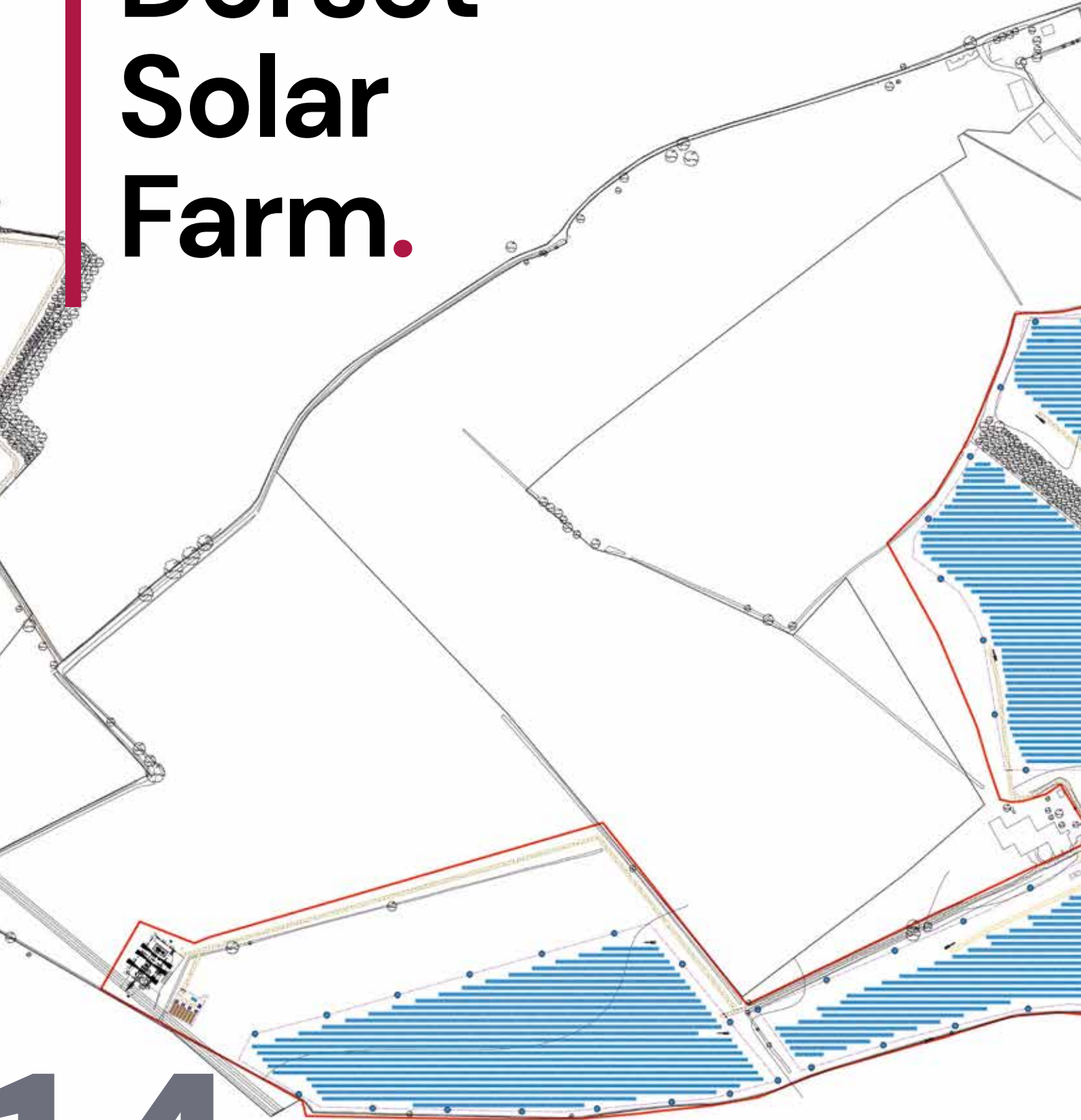
Our planning experts secured planning permission for Bake Barn, which forms part of the Fonthill Estate in Fovant, and has been used as a shooting lodge for many years.

The owners looked to diversify its use as an asset to the Fonthill Estate and we were instructed to secure planning permission to use the barn as a Wedding Reception Venue in tandem with the shooting lodge use.

We worked with the planning and Environmental Health team to agree conditions that suited all parties, leading to a successful application that was approved under delegated powers.

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Dorset Solar Farm.

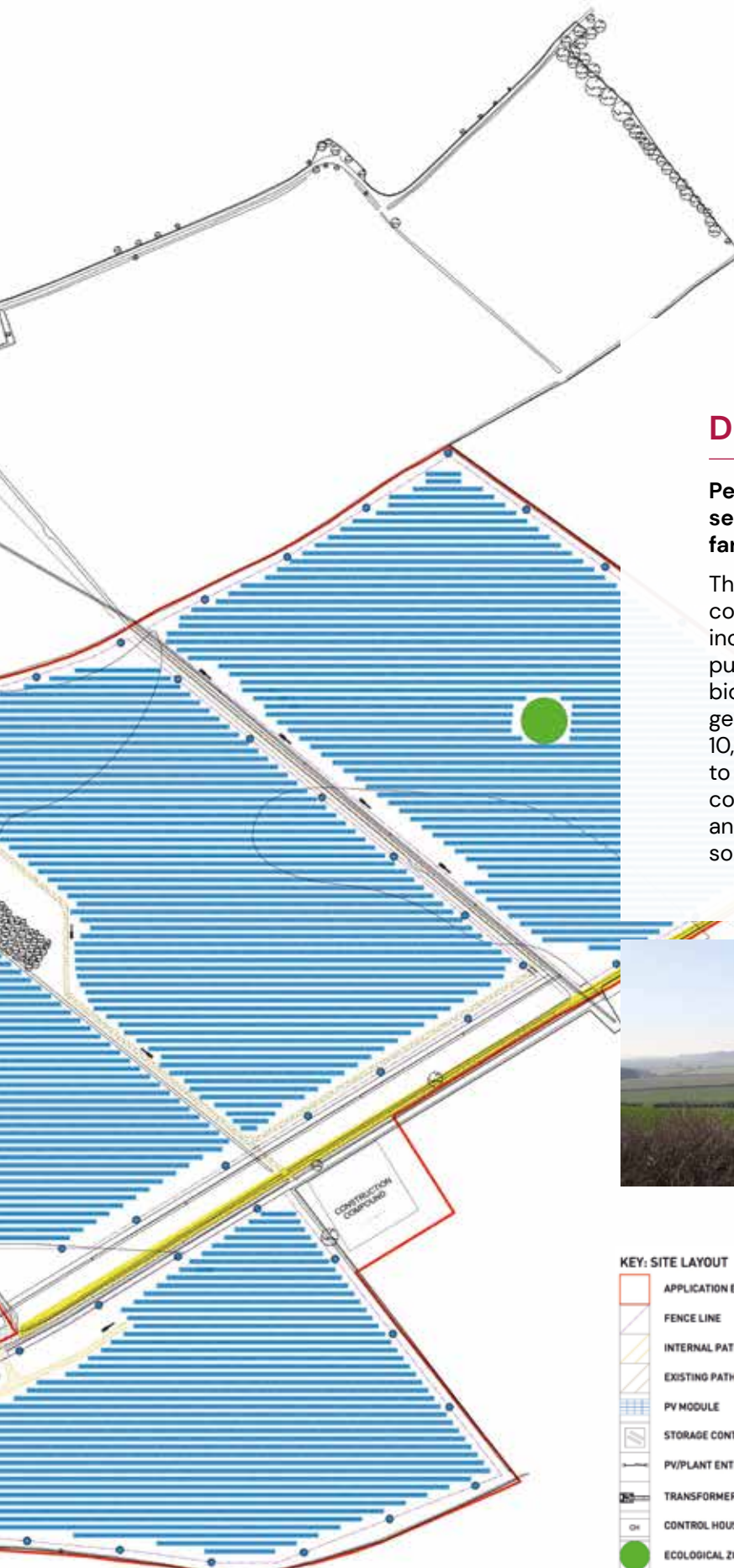


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Dorset Solar Farm.

Pegasus Group worked on behalf of Voltalia to secure planning permission for a 40MW solar farm with battery storage in Dorset.

The application was approved through its commitment to improve the local community incorporating a permissive footpath to join public rights of way and providing a net gain in biodiversity and wildlife habitat. The solar park will generate clean energy for the equivalent of around 10,605 homes per year and will export energy back to the grid for a minimum of 35 years. Livestock will continue to graze on the land around the panels and the fallow period will improve the quality of the soil and improve biodiversity on the site.



KEY: SITE LAYOUT

	APPLICATION BOUNDARY		APPLICATION BOUNDARY
	FENCE LINE		BATTERY CONTAINERS
	INTERNAL PATHWAY		SWITCHGEAR CONTAINER
	EXISTING PATHWAY		TRANSFORMER
	PV MODULE		FENCE LINE
	STORAGE CONTAINER		CCTV SECURITY CAMERA
	PV/PLANT ENTRANCE		
	TRANSFORMER CENTRE		
	CONTROL HOUSE		
	ECOLOGICAL ZONE (RADIUS 20m)		
	EXISTING ROAD		
	CCTV CAMERA LOCATED ON BOUNDARY FENCE		

A landscape photograph of the Kirkby Moor Wind Farm. The foreground is filled with tall, golden-brown grass. In the middle ground, several white wind turbines are scattered across a rolling, brownish hillside. The background shows a hazy, distant landscape under a clear blue sky with a few wispy clouds. A large, white, curved blade of a wind turbine is visible on the right side of the frame.

Kirkby Moor Wind Farm.

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Kirkby Moor Wind Farm.

We provided planning, heritage, landscape and environment expertise including expert witness services during the two-week public inquiry to secure planning permission for Kirkby Moor wind farm, to operate for a further eight years on a lifespan extension bid.

The decision by the Planning Inspectorate overturns the decision made by South Lakeland District Council's planning committee who rejected an application in 2017 to extend the operational life of the Kirkby Moor Wind Farm, in Grizebeck, which is in a Site of Special Scientific Interest (SSSI).

The Planning Inspector concluded that the continuation of renewable energy production from the wind farm would be acceptable, with an extension until March 31, 2027, plus a further year to carry out decommissioning works.

The case is notable in that it is understood to be the first life extension wind farm to be assessed against footnote 49 of the NPPF. Importantly, this has established that the life extension of a wind farm falls within the definition of 'repowering'.

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A photograph of a battery storage facility. In the foreground, there are several large, white, rectangular battery cabinets arranged in rows, partially obscured by a chain-link fence. Behind the cabinets, there is a complex of electrical infrastructure, including tall metal poles with cross-arms, insulators, and various electrical components. The sky is clear and blue. The overall scene is an industrial setting for energy storage.

Battery Storage, Aylesford.

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30MW Battery Storage, Aylesford.

Pegasus Group were instructed to provide planning advice and project management for a 30MW battery storage scheme in Aylesford.

We undertook the pre-application discussions with the local authority and statutory consultees, the EIA screening and scoping and submission of the planning application. The planning application was accompanied by a Design and Access Statement (DAS) and Planning Statement delivered by Pegasus Group which successfully obtained planning consent.





Hagshaw Hill.

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Hagshaw Hill.


In April 2018 we were instructed to provide landscape and visual services in relation to the potential repowering of Scotland's oldest wind farm, Hagshaw Hill in South Lanarkshire.

Hagshaw Hill, which was originally granted consent in 1994, comprised 26no. 600kW turbines, 57m in height to blade tip. The project ultimately sought its replacement with 14no. turbines up to 200m in height, plus 20MW of energy storage and this was granted planning approval in February 2020.

The scheme, in gaining its approval from the Scottish Government's Energy Consents Unit in February 2020, was able to demonstrate that it was a good design and that it had sought to minimise its environmental effects. It had local support, with no objection from the Local Planning Authority, gained following pro-active efforts made by both the client and us to liaise with both the nearby Local Authorities and SNH during the application process, along with the Scottish Government themselves.

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Game Slack Farm.

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Game Slack Farm, East Riding of Yorkshire.

We were appointed to provide planning, landscape and environmental services for an application for a 15MW Biomass Power Plant at Game Slack Farm, near Fimber in the East Riding of Yorkshire.

During the initial preparations for the scheme we provided feasibility advice in order to prepare the application for the rigors of the planning system.

Our in-house Landscape Design team provided a detailed landscape mitigation strategy which served to pre-empt potential issues arising in the post-submission phase.

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.**

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