Tony Bateman, Managing Director of Pegasus Group, said: ‘The assessment of local housing need using the standard method in national planning guidance is one of the key components of the changes announced.

‘But despite months of consultation the Government now says the standard method will be reviewed again in the autumn.

‘This is sure to prompt fierce debate about whether the existing national target remains appropriate, in turn frustrating efforts for more certainty in establishing a council’s 5 year housing land requirement with changes to the way this will be calculated over the next year or so.

‘Unfortunately, at the same time it also ensures that the housebuilding industry remains in a state of uncertainty on this key issue.

‘While changes to the standard method could be beneficial overall, it is clear that the method is a mathematical calculation to achieve a top down growth figure for England. There remains no consideration of the specific local challenges - such as attracting additional economic growth - that Local Planning Authorities may face.

‘It will be for other organisations, including the housebuilding industry, to bring such issues and evidence to the table and as such developers should be prepared to invest in the process at an early stage to influence the future growth strategy for their area.”

Pegasus Group will be producing a comprehensive review of the key points of the NPPF which will be provided on our website www.pegasusgroup.co.uk
NEW AFFORDABILITY RATIOS

Associate and Economics expert, Richard Cook looks at the new affordability ratios for 2017 which have been released.

You can find Richard’s comments on significant changes below:

2017 Data Release

The ONS ratio of house price to workplace-based earnings data provides figures for England and Wales of how affordable it is to buy a property in a particular area based on average earnings. The higher the ratio, the less affordable an area is to live in.

2017

Kensington & Chelsea has the highest affordability ratio at 40.69, followed by Westminster (24.57) and Hammersmith & Fulham (20.86). Copeland has the lowest affordability ratio of 2.71, followed by Blaenau Gwent (3.35) and Barrow-in-Furness (3.61).

2016-2017

Between 2016 and 2017:
• Barking & Dagenham saw the highest percentage change over the last year of 21.7% (from 8.81 to 10.72).
• South Bucks saw the largest decline in its affordability ratio over the past year – 13.9% (from 18.23 to 15.64).

2008-2017

Looking over the longer timeframe of 2008-17:
• The City of London saw the highest percentage change in its affordability ratio – 98.5% (from 7.47 to 14.83).
• Blaenau Gwent saw the largest decline in its affordability ratio – 33.7% (from 5.05 to 3.35).

Article by: Richard Cook in our Manchester office:
t: 0161 393 4535  e: richard.cook@pegasusgroup.co.uk
SUCCESSFUL MIPIM EVENT

Pegasus Group held its inaugural welcome to MIPIM Drinks Reception in March 2018 welcoming current and potential new clients to The Rado Plage, in the heart of The Croisette.

The event saw more than 210 attendees ranging from developers, housebuilders, architects, commercial clients, property investors, barristers and solicitors come and network with the Pegasus Group MIPIM team in the two hour welcome event prior to the second day of conferences.

Jim Tarzey, Executive Director from Pegasus Group’s London office said:

“We are delighted that so many contacts from across the property sector attended Pegasus Group’s first event in Cannes. We look forward to working more closely with everyone we meet at MIPIM 2018 and hopefully see you next year”.

MIPIM Drinks

The event in association with Movers & Shakers formed only part of Pegasus Group’s MIPIM attendance seeing partnerships with Midlands UK, The London Stanstead Cambridge Consortium, Leeds City Region, and Place North West.

We will be at MIPIM again in 2019 to register your interest in our event please email Stephanie.Lawrence@pegasusgroup.co.uk

Pegasus Group is delighted to announce the opening of a new regional office in Peterborough.

Based at the Allia Future Business Centre, it is the group’s 12th UK office, and reflects a successful period of growth for Pegasus Group.

Peterborough is regarded as one of the fastest growing cities in the UK with a number of significant regeneration and development projects already underway. The city is seeking to deliver a new University over the next few years, whilst an upgraded rail link reducing travel times to London has made the city an attractive residential location for commuters.

Tony Bateman, Managing Director of Pegasus Group, said: “We are delighted to announce the opening of our 12th office in a city that is currently benefiting from major investment.

“Our office in Cambridge already has a significant client base, and we believe the opening of an office in Peterborough will offer an enhanced service to our existing client base as well as prospective clients and support the growing demand for our specialist planning, design, environmental and economics services across the region.”

The new office in Peterborough will be headed by planning Director, Andrew Hodgson who is a Chartered Town Planner with 20 years’ experience predominantly working Andrew Hodgson within the Eastern Region of the UK.

Pegasus Group has grown to become a leading independent, national planning, design and environmental consultancy. The last 12 months has seen the Group strengthen its position as a leading consultant in planning and design, expand its heritage department and introduce a new transportation planning department.
Leeds City Council City Plans Panel have granted delegated approval for a residential development of 296 dwellings at Thorpe Park Leeds on the eastern edge of the city.

Pegasus Group’s Leeds office provided planning, landscape and urban design services for the application. The site already had the benefit of outline planning permission, however throughout the Reserved Matters process detailed discussions were held with the Council which resulted in a bespoke and modern approach to this residential development site.

In making their decision members were impressed by the quality of the scheme and the demonstration of partnership working between the Council and the applicants (Redrow Homes). The development will eventually form the gateway to the East Leeds extension, which is the largest housing development in the Leeds City Region.

For more details please contact: our Leeds Office t: 0113 287 8200 e: leeds@pegasusgroup.co.uk
Pegasus Group have been successful at Appeal for a new care home to be built on the Isle of Man on behalf of Spaldrick Care.

Proposals for the care home to be erected at Spaldrick House, Port Erin, were initially refused by the Isle of Man Government last October.

Spaldrick Care appealed against the decision, with Pegasus Group’s Jim Tarzey, Executive Director, instructed to appear as a planning witness, while Richard Cook, Economics Associate, also provided economic evidence. Despite several objections from residents, the Inspector found in favour of scheme.

The existing three-storey building, in Bradda Road, which has become semi-derelict, will be demolished to make way for the residential care home which will have associated car parking, access, landscaping and highway alterations. The design includes three ‘Villa-style’ buildings linked to one another.

Pegasus Group successfully presented a strong case that addressed the key reasons for refusal such as the impact on character and appearance of the area and the prospect of harm to neighbouring properties.

We were able to respond to a request from the client and their architect to provide written evidence in a challenging two-week timescale, which is a somewhat compressed timeframe for preparing appeal evidence. It was also necessary to reflect the not-so-subtle differences between the Isle of Man’s unique planning system and that in the rest of the UK.

The case presented to the appeal was greatly enhanced by evidence provided by Richard Cook which enabled the Inspector to draw robust conclusions about the need for the development and the economic benefits that it would provide.

These were reflected in the Inspector’s conclusions, and the case represented a good example of how the economics team can add value to the evidence presented to planning applications and appeals.

The appeal was granted subject to conditions, including parking, highway safety, lighting, security and environmental amenities. The proposals include 24 off-street car parking spaces on the northern side of the building, together with ‘drop-off’ and turning areas.

A sensory garden is also due to be created.

For more details please contact:
our London Office
t: 020 3897 1111
e: london@pegasusgroup.co.uk
CASE STUDY

SOUTH EAST TROWBRIDGE
ASHTON PARK

Pegasus Group’s Cirencester office secured outline planning permission for a mixed use urban extension at South East Trowbridge, known as Ashton Park, at Wiltshire Council’s Strategic Planning Committee meeting on 25th April.

The application was on behalf of Persimmon Homes (43%) and CERP III Trowbridge Sarl Ltd (57%). The proposals comprise up to 2,500 dwellings, c14 hectares employment (B1,B2,B8) 2 local centres, 2 primary schools, site for a secondary school, ecological visitors facility, comprehensive green infrastructure including ecological green buffer to existing woods, extension to nature park as well as extension of existing country park along River Biss to provide direct and segregated pedestrian/cycle access to the town centre. The application also includes details of the Yarnbrook and West Ashton Relief Road to the south of the site, which would not only provide access to part of the site but also deliver strategic improvements to the A350, which is a high priority scheme for the Local Transport Plan with funding secured through LEP and more recently HIF.

This the largest strategic allocation in the Wiltshire Core Strategy 2015 and the resolution to grant outline consent, subject to S106, marks the end of a long road which started with Pegasus Group promoting the site through the Core Strategy process and examination. S106 Heads of Terms and financial contributions are all agreed in principle with Pegasus Group having negotiated some £4.8m reduction in secondary education contributions.

The application was submitted in May 2015 and, notwithstanding the allocation, the application process has been lengthy with involvement from Highways England, Environment Agency, Network Rail and education. However, the primary reason for the protracted negotiations has been the due process under the Habitat Regulations and the Council’s requirement for an Appropriate Assessment to demonstrate that there would be “no reasonable scientific doubt” as to whether there would be any adverse effects on the integrity of the Bath & Bradford-on-Avon Bats SAC, and particularly the Bechstein’s Bat population within the environs of the site.

After months of negotiations with the Council, its consultants (DTA), and Natural England, the details of mitigation and management of impact on the bats the Council was advised by its consultants that the master plan should be changed to relocate the business park to replace housing close to the existing woods to limit recreational pressure. Furthermore, the strategy previously

For more details please contact: our Cirencester Office

01285 641717
cirenester@pegasusgroup.co.uk

www.pegasusgroup.co.uk
Pegasus Group are providing heritage services for the Nottinghamshire to Leeds section of HS2 Phase 2b as part of the Arup+ Consortium.

HS2 Phase 2b consists of the Y-shaped line connecting Phase 1 in the West Midlands to Manchester in the northwest and Leeds in the northeast. Pegasus Group’s heritage team have been appointed as Cultural Heritage Lead Authors for two sections of the Phase 2b Route between Nottingham and Leeds.

They are responsible for producing the Cultural Heritage sections of the suite of documentation, including the Environmental Statements to support the Act of Parliament required to create the HS2 Phase 2B Hybrid Bill.

For more details please contact: our Leeds Office
t: 0113 287 8200
e: leeds@pegasusgroup.co.uk
Bringing a passion for landscape architecture and a love of farming together in one garden was the thinking behind a design shortlisted for an RHS award.

Food for Thought designed by Ellen Krier, Landscape Architect in Pegasus Group’s Leeds office won bronze in the Future Space category of this year’s RHS Flower Show at Tatton Park.

Ellen says being awarded is a ‘dream come true’.

“When I was at school, it was a bit of a dream of mine to submit a garden design to the RHS, so I couldn’t quite believe it when I was shortlisted selected on my first submission time of trying.”

The Future Spaces category was only launched last year with the brief to ‘forget the conventional and design the outdoor spaces of our future’.

Ellen said: “The garden ‘Food for Thought’ encapsulates the need for people to see that agriculture and the environment work together, and aims to create a positive vision of what the future might hold for food security.

“Through the amalgamation of farming and natural environment this garden creates a Food for thought original section futuristic vision of how the world may evolve into a progressive and thriving arable landscape enhancing the world we live in. Every plant has been selected for a reason, be it insect attraction, biofuel or crop producing.

“The inspiration came from a longing for the farming community to no longer be seen as destroyers of the environment, combined with a desire to help towards the development of food security. With a love for the landscape and farming there was a need to show a futuristic style for crop agriculture.

“For more details please contact: Ellen Krier in our Leeds Office
t: 0113 2878205
e: ellen.krier@pegasusgroup.co.uk

“Food for Thought illustrates a positive vision of the future of food security. Through the amalgamation of farming and natural environment this garden shows how food production may evolve into a progressive and thriving arable landscape that will enhance the world we live in.”

Pegasus Group is delighted to be supporting Ellen in her venture as a major sponsor of the garden.

Ellen added: “I still can’t quite believe that I’ve been awarded bronze, and the backing from Pegasus Group has been wonderful.”

“I have always wanted to share with others the passion I have for my profession, and my love of farming and the environment taking part in this years Tatton event has enabled me to do just that and the experience has been amazing”.

For more details please contact: Ellen Krier in our Leeds Office
t: 0113 2878205
e: ellen.krier@pegasusgroup.co.uk
**STRONG FINANCIAL RESULTS**

Pegasus Group is looking to continue its growth over the next 10 years, on the back of financial results showing a profit of almost £4m.

Pegasus Group achieved an operating profit of £3.926m, up 5.6% on 2015/16, and managing director Tony Bateman says the aim now is to achieve a 5% growth per annum in profitability.

He said: “Over the next year we consider the opportunities for the company will continue to grow bringing in new work streams and the outlook therefore for this year remains positive.”

Revenue for the year 2016/17 also improved, up from £21.5m to £22.95m while gross profit increased from £8.9m to £10.1m.

Samantha Kerby Finance Director said in the Group’s annual report: “Our financial performance so far this year has been strong and beyond that forecast in our existing budgets. We see no reason for this not to continue for the rest of this year.”

Pegasus Group was established in 2003 and has grown to become a leading independent, national planning, design and environmental consultancy. With 260 professionals operating nationally from 12 offices, the last 12 months has seen the Group cement its position as a leading development consultancy, expand its heritage department and introduce a new transport venture.

Samantha Kerby added: “One of the key aims is to ensure that the group continues to diversify in order to spread and increase revenue from a greater number of work areas and an increased number of clients. This will give us strength to be able to deal with lower levels of economic growth or any future downturn in the economy.”

The Group was originally formed with a strong planning base with a residential emphasis. It is now evolved into four service areas:

- Planning
- Design
- Environment
- Economics

Tony Bateman said: “As part of our growth and diversification plans, one area we are looking to grow is Urban Design.”

“Our design office in Leeds has continued its expansion, and is now working across the whole of northern England. We have a design office operating directly out of Bristol which has brought an expansion of this work in the south west, and we’re looking to continue to expand our design teams across many offices nationally including the East Midlands, Birmingham, Cambridge, Leeds and the South East.”

“Our design work not only incorporates large masterplan and individual detailed layout plans but also architecture in respect of designing all manner of buildings. This part of the company continues to win awards for the quality of its work.”

Next year, in line with national policy, Pegasus Group will publish its gender pay gap information.

Tony Bateman added: “There is a lot of scrutiny on equality at the moment, but we remain committed to equal opportunities for everyone and I am pleased to report that as a business we are roughly 50:50 men to women.”

The annual report also reveals that 59.91% of employees were aged between 30 and 49 and that the average length of service was 5.2 years.
Employee Spotlight

was too good and exciting a proposition to turn down. It is a fantastic opportunity for me personally.

What inspired your career path?
I got lucky! After leaving Portsmouth University and completing my BSc in Environmental Assessment, I was looking for a career opportunity within the planning industry for about 12 months all over the UK. I had an opportunity to attend an interview for a graduate transport planner vacancy at Bradford on Avon, Wiltshire. After being offered the position, I quickly grew a passion for transport planning decided that this was the career path for me. From there I worked in Bristol, ultimately leading to my current position at Pegasus Group.

What are the upcoming challenges in the industry?
Congestion and accessibility, as it is now. The ethos is to seek to provide realistic opportunities for people to travel by alternative modes of transport to single occupancy car travel. However, austerity has seen funding cut for bus transport, particularly rural areas, and rail transport is getting increasingly more expensive, at capacity and unreliable. People will continue to use the car until public transport provides the same level of convenience. This is not likely to happen in the short term leading to traffic capacity and congestion issues.

I am also keeping a close eye on automotive technology. This could assist with accessibility issues for developments. The increased use in automotive technology could also lead to a radical change in scheme designs, whereby the requirement for parking provision is less onerous. However, it is still too early to fully understand the potential impacts.

What do you enjoy doing in your spare time?
Relaxing with the wife and my two daughters, Annabella and Eira, watching rugby and listening to music. I am also a novice but keen Triathlete. I have already participated in two Sprint Triathlons this year, and have another two Sprint Triathlons and a half Ironman Triathlon all scheduled before the end of September!

Upcoming Events

11th September 2018 – HBF Planning Conference, Birmingham
13th September 2018 – Thames Valley Property Festival
14th September 2018 – RTPI East of England Gala Dinner & Awards
18th September 2018 – West Midlands Forum For Growth
20th September 2018 – Insider Yorkshire Property Awards
20th September 2018 – South West Property Sportive, Bristol
27th September 2018 – Insider East Midlands Property Awards

2nd October 2018 – Greater Manchester Economic Growth Conference
5th October 2018 – Reading Oktoberfest
9th October 2018 – Planning For Housing Conference, London
11th October 2018 – Place North West Place Party
11th October 2018 – West of England Economic Growth Conference
11th October 2018 – Yorkshire Residential Property Awards
11th October 2018 – BiAG Rural Planning Conference 2018
12th October 2018 – RTPI West Midlands Awards & Ball
25th October 2018 – Insider Building For The Future Breakfast

Our Offices

Birmingham (Central)
E: Birmingham@pegasusgroup.co.uk
T: 0121 308 9570

Birmingham (Central)
E: Birmingham@pegasusgroup.co.uk
T: 0121 308 9570

Bristol
E: Bristol@pegasusgroup.co.uk
T: 01454 625 945

Cambridge
E: Cambridge@pegasusgroup.co.uk
T: 01223 202 100

Cirencester
E: Cirencester@pegasusgroup.co.uk
T: 01285 641 717

East Midlands
E: EastMidlands@pegasusgroup.co.uk
T: 01509 470 806

Leeds
E: Leeds@pegasusgroup.co.uk
T: 0113 287 8200

Liverpool
E: Liverpool@pegasusgroup.co.uk
T: 0151 242 6781

London
E: London@pegasusgroup.co.uk
T: 020 3897 1110

Manchester
E: Manchester@pegasusgroup.co.uk
T: 0161 393 3399

Peterborough
E: Peterborough@pegasusgroup.co.uk
T: 01733 666 600

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Guernto Business Centre, Whitehead Road, Cirencester, Gloucestershire, GL7 1RT
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