



## DEVELOPMENT PLAN REPRESENTATIONS

The new Planning and Compulsory Purchase Act 2004 is the most significant change to planning legislation since 1968 when the two tier system of Structure Plans and Local Plans was introduced. The new Development Plan system now consists of the Regional Spatial Strategy and Development Plan Documents which will form part of a local authority's Local Development Framework.

As the new system becomes operational it is clear that developers, landowners and others with an interest in development need to be actively involved in the Development Plan process, this includes promotion of larger sites at the regional level.

PFA Consulting, since its inception, has provided expert advice to clients to ensure their development proposals are positively promoted and represented.

Our reputation in this specialist field is well recognised and we believe that our knowledge and experience of the planning system is why we are the first choice of many clients.

### PROJECT EXAMPLE: WESTON AIRFIELD

Major regeneration development is proposed for Weston-Super-Mare. A vital component of this long term plan is the redevelopment of Weston Airfield, a large area in excess of 175 hectares. This important previously developed land on the edge of the existing urban area is planned to provide in excess of 4,000 dwellings and over 60 hectares of high quality employment uses together with educational, community facilities, retail and strategic open space.

PFA Consulting is a member of a multi-disciplinary team which has been providing transportation and highways design consultancy services to Persimmon Strategic Land for a number of years.

PFA Consulting has completed strategic transportation studies and assisted with master planning of the site. An early phase of development consisting of approximately 33 hectares of employment land was promoted during the replacement Local Plan. The aim is to redress the high level of out-commuting from Weston-Super-Mare with increased employment opportunities.

The development is being progressed and detailed planning applications are being prepared.

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