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National Experts, Local Knowledge

Higher/Further Education



Project: Innovation Campus, Cardiff

Client: Cardiff University

Image: Hawkins/Brown Architects

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We are DPP.

*An independent, nationally
recognised, director-led
planning consultancy with
offices in Cardiff, Leeds,
London, Manchester and
Newcastle upon Tyne.*



Newport Knowledge Quarter

Client: Coleg Gwent, University of South Wales

& Newport City Council

Image: Atkins



A message from our Head of Education

Frequently further and higher education projects are wrongly considered 'easy' in planning terms, but at a time of growth in the sector, the planning risks associated with such projects are increasing. A need for modern teaching space and a competitive market for students means that projects are raising challenges such as higher density development; development outside of settlement boundaries; and development in some of the most historic and sensitive settings; all of which mean that the planning process can frustrate development.

People generally support the growth of the education sector, but don't want large buildings, some housing potentially dangerous processes, close to their houses. Increasing student numbers also raise challenges to areas, some locations embracing the vitality this brings, others seeing it as a detrimental force. A single challenge by a well-informed resident can delay and even derail the planning process.

At a time when education development is seen as a catalyst for change, it is more important than ever that the planning process is navigated efficiently. Failure to do so means delay, which threatens the crucial start of term opening; and even the entire project.

DPP has an enviable success rate in delivering further and higher education projects. We understand the needs of the education sector; the issues they will face through the planning process; but also the pressures those delivering the projects have to deal with.

*Michelle Davies, Director and Head of Education Sector
at DPP Planning*

Brixton Hill Educational Campus, Lambeth

Client: Education Funding Agency/Bowmer and Kirkland

Image: Jestico + Whiles



Facilitating Vision

We are all too aware that for many organisations, the planning process can be a minefield of paperwork, red tape and delay. That's why we're dedicated to taking that burden away from you, so that your full attention can remain focussed on delivering your project.

We own our projects. We believe that it's vital for our clients to have a direct contact to liaise with, which will be one of our highly experienced directors. We want you to see us as a valued partner and collaborator in the process, and so we spend time getting to know you, your key contacts, your organisation, and your aims for the project, so we can exceed the objective.

DPP has an enviable success rate in delivering planning permissions for further and higher education schemes across England and Wales.

This record is more impressive when you consider that the projects we have worked on have raised significant challenges and objections from the public and stakeholders; and raised major challenges. We have faced issues such as demolition in the conservation area; development within green belt and open countryside; as well as proposals within World Heritage Sites and within the "finest civic centre in the British Isles".

The key to this success and the reason that we retain relationships with our clients for such long periods of time is that we truly care about the outcomes that we achieve for you.

Best Practice Planning

DPP has extensive experience of delivering a range of further and higher education projects:

- Estate Masterplan Development
- Portfolio Advice and Representations
- Asset Management and Disposal
- Teaching Buildings
- Student Centres
- Research Spaces
- Innovation Spaces
- Sporting Facilities
- Student Accommodation

We have a strong record in the delivery of consents for colleges and universities, acting as part of a design team or reporting direct to Estates Directors as retained planning consultants. We have assisted in the appointment of design teams capable of achieving the desired outcomes, as well as working alongside contractors seeking to deliver the client's vision.

We help formulate estates strategies and comment on the feasibility of client's aspirations. We help clients select the best team to deliver results and engage with the planning authority and key stakeholders to secure early 'buy-in'. We lead the consultation on schemes and manage the responses.

For a number of education clients, we are viewed as part of their team, sitting 'client-side' on all development activity. This overview enables us to provide day-to-day advice on new development and estate management that reflects wider aspirations, as well as challenges.

We take a longer term view on development, making representations to local development plans, seeking favourable allocations and development policies. We have also worked with clients in formulating plans for growth, assisting in the production of masterplans for the expansion of existing and whole new campuses. As well as promoting new development, we have also assisted education clients in securing alternative consents prior to the disposal of surplus land and buildings. We also assist with day-to-day issues, securing consent for changes of use, new signage, sporting facilities and alterations to listed buildings.

When dealing with a development proposal, we ensure we understand the project better than anybody else, meaning that when we submit the application we can address queries, re-assure and drive the project forward. This is why we have never failed to secure a consent for any education project.

Project: Innovation Campus, Cardiff

Client: Cardiff University

Image: Hawkins/Brown Architects, HOK & BDP



Centre of Innovation and Excellence in Livestock, Leeds

Client: Leeds University

Image: DLA Architects

The Centre for Innovation and Excellence in Livestock will be a world class research facility which will provide the livestock industry with ground breaking access to research. The centre will be located on an existing commercial pig farm owned by the University which is located within the green belt and open countryside.

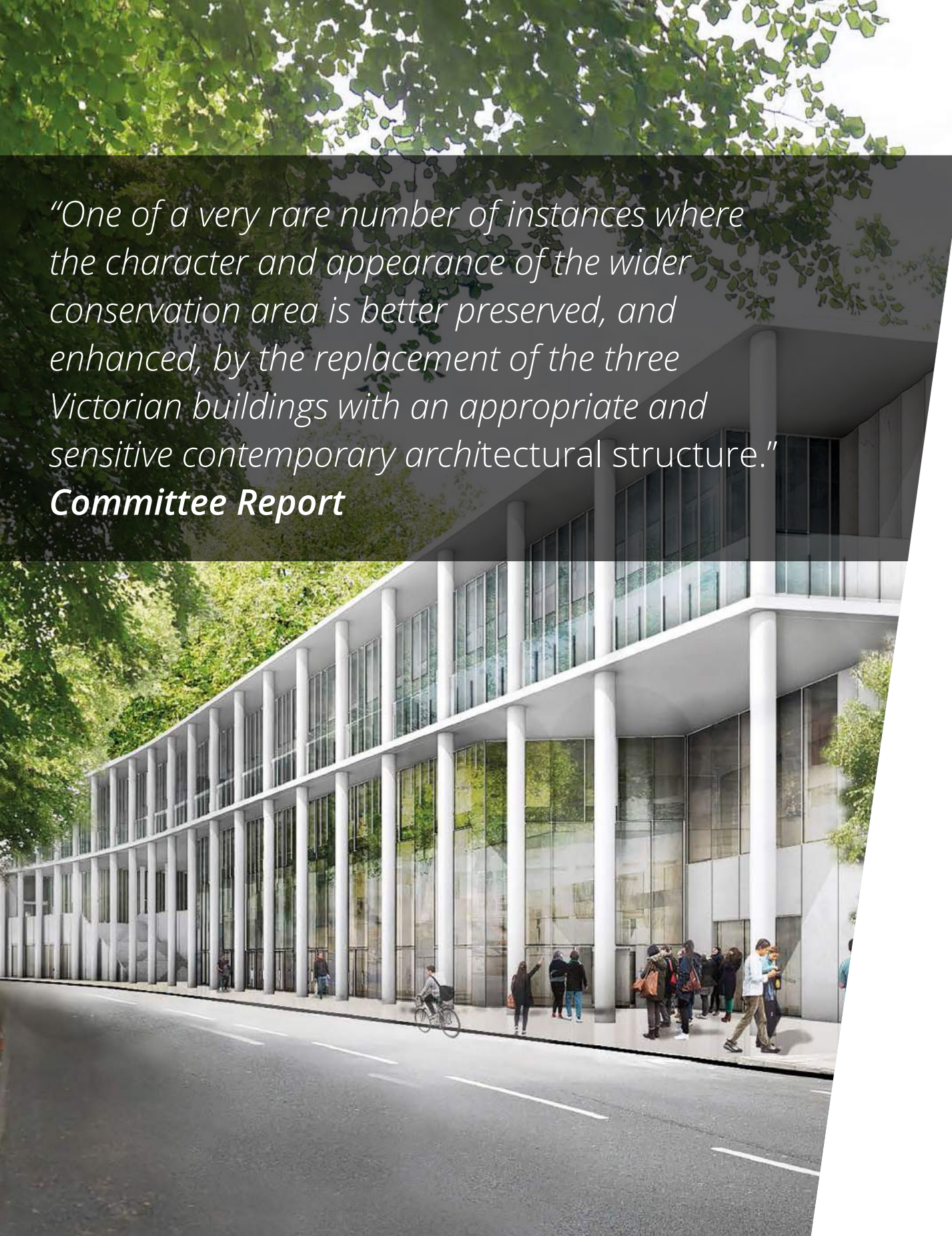
The proposals were for new, modern agricultural buildings totalling in excess of 8,700 sq.m. which, given the location, raised concerns about the construction of non-agricultural buildings.

At the outset of the project, DPP provided strategic planning advice which guided the approach followed. DPP managed the design team to develop a 'sensitive' scheme, before leading dialogue with the local planning authority and stakeholders. This approach enabled agreement that the proposals were ancillary to the main use of the site and the location was necessary to enable the effective performance of the ground-breaking research.



"One of a very rare number of instances where the character and appearance of the wider conservation area is better preserved, and enhanced, by the replacement of the three Victorian buildings with an appropriate and sensitive contemporary architectural structure."

Committee Report



The Centre for Student Life

Client: Cardiff University

Image: Fielden Clegg Bradley Studios

The Centre for Student Life will create a 'World Leading' student experience, bringing together a range of non-academic students' services and modern flexible study spaces in the first new building in Cathays Park civic centre for 36 years.

Cathays Park is judged to be "the finest civic centre in the British Isles" and the site was adjacent to the Grade II listed Main University building and required the loss of existing Victorian buildings and mature trees. As such, it triggered a great deal of local, political and stakeholder interest.

DPP were appointed at feasibility stage, forming part of the selection panel for the design team. DPP worked with the design team to develop a scheme which balanced the loss of existing buildings in the conservation area, with the benefits of the scheme. DPP led discussions on the mitigation of the loss of the Victorian buildings and mature trees, reaching agreement on a scheme of public realm enhancement. Ultimately, DPP secured consent despite the absence of any new buildings in the civic centre for over 30 years and despite considerable third party and political opposition.

Estate Management

Client: University of Central Lancashire

Image: Bill Nessworthy Photography

DPP has acted for the University of Central Lancashire for 15 years, providing advice on the management of the existing estate as well as on new proposals on a number of campuses including Preston City Centre, UCLan Sports Arena and Burnley.

DPP have progressed planning applications for projects including a new anthropology field-research centre, additional car parking and an outdoor activity centre which required listed building consent. DPP has also provided advice on compulsory purchase orders and assisted in the early development of the £60m civic square masterplan.

In addition to the progression of planning applications, DPP has made representations to the development plan securing favourable allocations and policies, supporting the Academic strategy and commercial interest. DPP has also been instrumental in the University maximising the potential of land surplus to their requirements.

Many of the proposals have raised planning policy challenges as well as opposition from third parties. DPP's long term relationship with the university and the local planning authority has meant that these have been overcome, which in tandem with early engagement with third parties, has meant that we have a 100% success rate.

Durham University Estate Masterplan

Client: Durham University

Image: Durham University

DPP were instructed to assist Durham University in the preparation of its Estate masterplan which will guide development over the next 10 years. The Masterplan will be adopted by the University to help achieve the delivery of the emerging academic and residential accommodation strategies.

DPP provided planning input into the masterplan, which will ultimately become a material consideration in the planning decision making process. DPP assisted with the public and stakeholder consultation on the masterplan proposals and in refining the options to be taken forward.

DPP have since been retained as planning consultant for the University and have started work on the preparation of planning applications for the first two phases of Masterplan development. This includes a new academic building at St Mary's College and new/reconfigured sports building and facilities at Maiden Castle. DPP have also made representations to the emerging Durham Local Plan, promoting sites and securing favourable policies.

Planning People

Every member of our team brings professional skills & technical expertise which we utilise on projects to deliver successful outcomes.

Director input throughout every project ensures clients benefit from our vast experience. We draw together our project teams based not just on geographical location, but on the expertise required to deliver the outcome.



Michelle Davies

Michelle leads DPP's expertise in the education sector.

She joined DPP in 1988 as a Planning Assistant, progressing through the company to become a Director in 2004. Michelle leads our Education Sector and has a number of years of experience of delivering higher and further education projects. Michelle has a 100% success rate in delivering education projects, which has included sites located within the Green Belt and with significant objections.

Michelle works closely with clients to develop planning strategies to deliver the required outcomes. She co-ordinates multi-disciplinary teams and drives forward the planning process, including leading stakeholder engagement and negotiating consents.

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Our people deliver projects with passion, openness and accountability. They focus on action, not words, on outcome not process. The single goal for everybody is delivering results for our clients.

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