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National Experts, Local Knowledge

Mixed Use and Regeneration



We are DPP.

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

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Quayside West, Newcastle

Client: Newby
Local Authority: Newcastle City Council
Value: £250m
Image: PLAY-TIME & FaulknerBrowns Architects





A message from our Head of Mixed Use and Regeneration

“Planning can be a difficult, complex, expensive, long winded and often frustrating process for those wanting to successfully promote mixed-use developments and regeneration initiatives. For close on the last forty years DPP has been guiding its clients through the minefield that has become the UK’s planning process.”

Across the UK most of our largest cities and towns contain urban areas that are badly in need of regeneration, which is often best achieved through restructuring, new infrastructure and the introduction of new development. Complementing this, the current emphasis on economic growth and boosting the supply of new housing, including on greenfield land, provides significant openings for mixed-use developments.

Mixed-use and regeneration initiatives usually raise many planning issues and success is often linked to a well thought through and carefully considered planning and development strategy.

DPP know that there is nothing simple or straight forward about promoting these types of projects, and that it’s critically important the planning process is fully and properly engaged and in an influential and efficient manner. Which is why we’ve achieved an enviable success rate in delivering mixed use and regeneration schemes. We hope this short overview of who we are and the work we do gives you an idea of what we could do for you.

John Francis
Director and Head of Major Mixed Use Developments and Regeneration Sector

Rochdale Riverside

Client: GENR8 (Rochdale) Ltd
Local Authority: Rochdale Borough Council
Value: £70m
Image: TP Bennett Architects



DurhamGate

Client: CAST
Local Authority: Durham County Council
Value: £200m
Image: Faulkner Browns Architects



On behalf of Carillion and Arlington Spennymoor Trust, DPP secured planning permission for this £200m, 29-hectare site in the South-East Durham Growth Point Area.

Working alongside the project team and client, we provided detailed strategic advice to create a site masterplan, and managed consultations with the Local Planning Authority.

The scheme comprises 440,000ft² of office space, 376 residential units and ancillary leisure facilities including a hotel/pub, restaurants and retail units.

Major infrastructure works in and around the site will also be provided at an estimated cost of £7.2 million. DPP maintain a strategic advisory role as the scheme continues to move forward.

DPP played a major role in securing outline consent for a major urban extension in Cornwall, on behalf of Inox Group and Henry Boot Developments.

The 'West Langarth proposals' include the provision of a 120,000 sq.ft. district centre, 130 residential units, sports pitches and community building. Crucially, the plans provide the funding necessary to build 'The Stadium for Cornwall', a 10,000 capacity multi-sport stadium which will become the home of the Cornish Pirates Rugby Club.

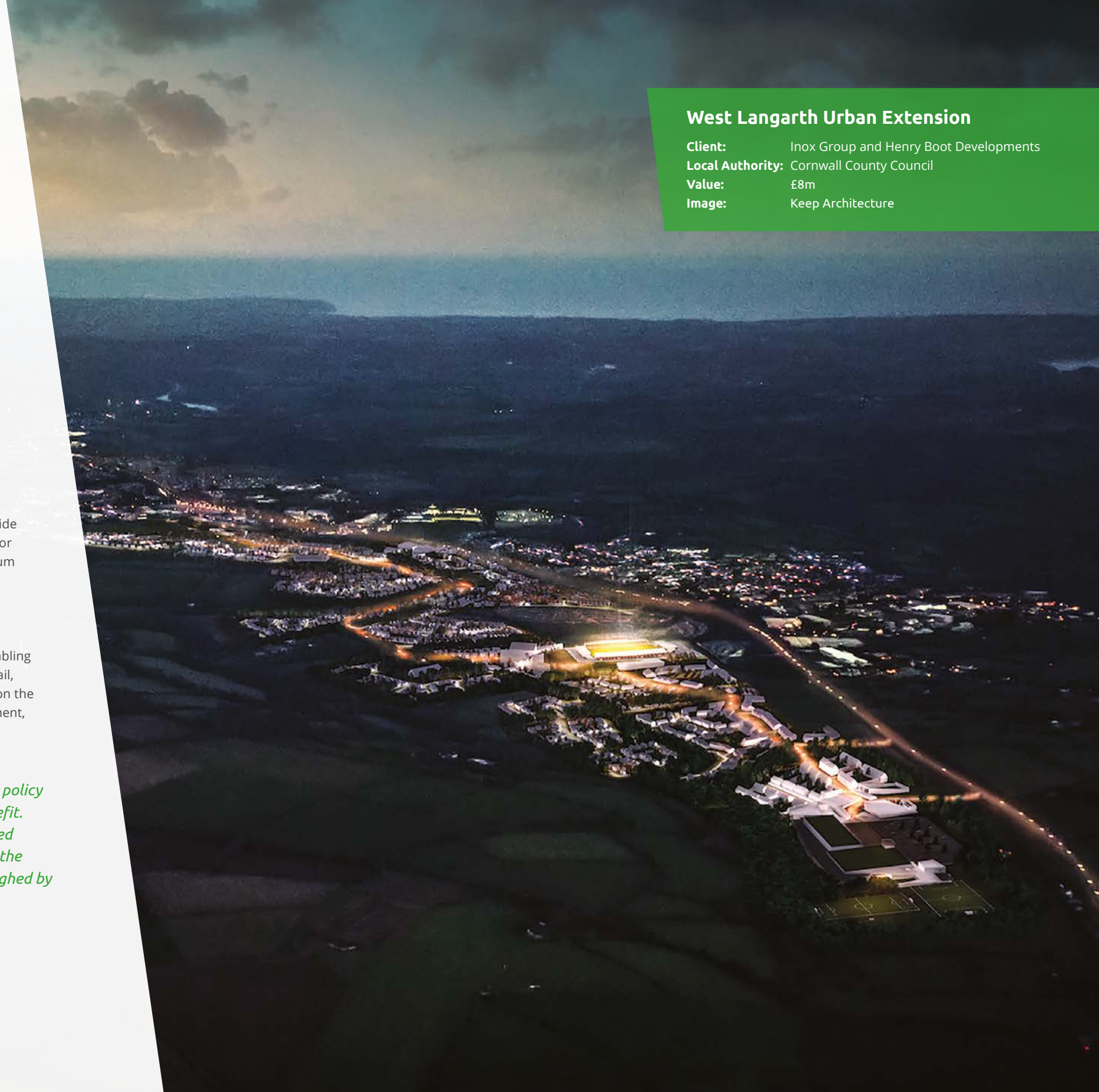
At the outset of the proposals, we introduced the joint venture partners to one another enabling the project to proceed and then provided retail, economic and enabling development advice on the proposals, producing a Retail Impact Assessment, Enabling Development Statement as well as a Community Benefit Statement.

"This exciting project required planning policy to be balanced against community benefit. DPP led this debate and we are delighted that Members supported our view that the impact of the proposals was far outweighed by the once-in-a-lifetime opportunity that the proposals offered."

Gareth Hooper, CEO, DPP

West Langarth Urban Extension

Client: Inox Group and Henry Boot Developments
Local Authority: Cornwall County Council
Value: £8m
Image: Keep Architecture



Albert Street, Harrogate

Client: 4Urban Consulting Ltd
Local Authority: Harrogate District Council
Value: £11m
Image: Seven Architecture



Albert Street in Harrogate, the site of a 1950's department store, underwent a £11m demolition and redevelopment to provide a four-screen art-house cinema and nine town centre units.

As a prominent part of the Victorian spa town's shopping area, it was vital that we delivered a sympathetic proposal to the town, whilst ensuring a commercially viable scheme for the client.

We managed the entire planning submission and helped coordinate the public consultation exercise, and worked closely with the client, its architect, residents and businesses and the Council to develop a viable scheme that realised the client's investment and the value of their asset.

"In delivering detailed planning consent for our Harrogate leisure scheme the team at DPP were extremely thorough and knowledgeable and were also great to work with".

Paul Lancaster, 4Urban Consulting Ltd

100 Clerkenwell Road is a heavily constrained site within a Conservation Area, Archaeological Priority Area and Strategic Viewing Corridor in central London.

We secured full planning permission for a mixed-use development comprising hotel, residential dwellings, retail / restaurant units and office / workshop floorspace. The team project managed securing of consent including extensive pre-application discussions with residents, Islington Council and Islington Design Review Panel and project managed the submission of the planning application.

“DPP assisted us in securing planning permission for this challenging development on a tight, but underutilised site, off Clerkenwell Road. DPP project managed the planning application process, leading our discussions with London Borough of Islington and co-ordinating our team’s responses to the many challenges that the site presented, in a professional manner”.

Amjad Butt, Project Director,
Medina Investments Ltd

Clerkenwell Road

Client: 100 Clerkenwell Ltd
Local Authority: Islington London Borough Council
Image: Hayes Davidson



Salford Central

Client: The English Cities Fund
Local Authority: Salford City Council
Value: £650m
Image: English Cities Fund

Since it was conceived as a vision in 2006, we have supported and shaped the delivery of Salford Central, which at £650m is one of the UK's largest regeneration schemes. With 14 buildings now complete, and a further 8 under-construction we continue to deliver planning support for the English Cities Fund, a partnership between Homes England, the Government's homes agency; investors Legal & General; and urban regeneration specialists, Muse Developments.

The 17-hectare city centre regeneration site provides 3.3 million sq.ft. office, commercial, retail and residential floorspace which includes 1,400 apartments and townhouses and two hotels across 30 buildings.

For over 13 years, we have provided a full range of services including planning, regeneration, retail, heritage, open space, sustainability, EIA coordination, CPO expert witness, development framework, project leadership and public consultation over the course of the main hybrid application and subsequent reserved matters and full applications alongside non-material amendments and discharge of conditions.

The masterplan has delivered the award-winning Timekeeper's Square residential development, the New Bailey office quarter and Slate Wharf residential areas as emerging locations in the city.

"The DPP team involved in this major regeneration project has delivered all that has been asked of it and on time and within budget, key considerations as far as the Fund is concerned."

Phil Mayall, Development Director, English Cities Fund



DPP has provided planning services for Durham Riverside since 2010, securing planning consent for the first phase of the riverside's regeneration for the new NS&I and HMPO offices at Freemans Reach.

The scheme safeguarded and created 2,500 jobs and provided the UK's first city centre water turbine (Archimedes Screw).

Following the success of Freemans Reach, we were appointed to co-ordinate and prepare a planning application for a mixed-use scheme on the adjacent side of the river at Milburngate House. The Milburngate scheme includes residential, office, hotel, leisure and retail uses plus significant improvements to public realm. Both sites are in view of a UNESCO World Heritage Site and within a Conservation Area, Flood Zones 2 and 3, and air quality management area. DPP's services included strategic planning advice, pre-application consultation and EIA preparation and management.

"DPP provided us with expert technical planning advice on our Durham City flag ship project, Milburngate. DPP helped us secure planning permission quickly on an intricate and detailed mixed-use proposal which stands in a beautifully historic setting. I fully recommend DPP for their knowledge, local understanding and commercial planning advice".

Chris Ives, Development Director

Durham Riverside Renewal

Client: MGH Card LLP
Local Authority: Durham County Council
Value: £145m
Image: Faulkner Browns Architects





Planning People

Every member of our team bring 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.



John Francis

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John joined DPP in 1997 as an Associate Director progressing to Director in 2001.

As Head of Mixed Use and Regeneration, he acts for mainly private sector clients on projects ranging from major mixed use, retail, residential and commercial/industrial developments to regeneration initiatives and energy schemes. He successfully promotes sites through the development plan, planning application and appeals processes, and leads multi-disciplinary teams. John also acts as an expert witness for High Court, Upper Tribunal (Lands Chamber) and specialist property arbitration work, and has advised clients on some of the largest mixed-use developments in the UK.

What People Say About Him:

"John, is resourceful, shrewd and the most Avant Garde planning consultant I have ever worked with. He has the knowledge and ability to subtly and skilfully guide major development projects to the desired end. I would recommend him to any developer"

Simon James,

Head of Development, Workspace Properties Ltd.

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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