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National Experts, Local Knowledge

Residential



Project: Enterprise Way, Spennymoor, Durham

Client: Partner Construction

Image: Form Visualisation

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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.





A message from our Head of Residential

With a well-recognised housing crisis, the house building industry and local authorities are coming under increased pressure to deliver more homes. Managing the planning process efficiently and effectively is a key element in unlocking this, ensuring that land is allocated and brought forward as soon as possible, and deliverable planning permissions are granted promptly.

We are client focused and understand what the house building industry wants and how to achieve it. At a time of increased legislative changes and new policy initiatives, we understand the system and the needs of our clients. This means that we have delivered consents and allocations in the face of considerable objections and to programmes that appeared impossible to achieve.

In terms of planning applications, we ensure that planning applications are properly supported, fully justified and we strive for them to be determined in a timely manner. In relation to development plan work; it is no longer a case that a redline can be put around a site and the local planning authority is politely asked to allocate the land. Today it is necessary to demonstrate that a site is available, that the land is suitable and appropriate for residential development and that development is achievable. We understand this and have a track record of delivering results for our clients.

I hope this short overview of who we are and the work we do provides an insight into what we can achieve for you.

*Mark Lane, Director and Head of Residential Sector
at DPP Planning*

Project: Bradford Street, Birmingham

Client: ESRG Developments

Image: WCEC Architects

Project: Pocklington

Client: Linden Homes
Image: Downs Illingworth



At DPP, we pride ourselves on completing the planning process properly, so you don't have to.

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 are dedicated to taking that burden away from you, so that your full attention can remain focussed on delivering your residential project.

We own our projects and believe that it is vital for our clients to have a direct contact to liaise with. One of our highly experienced directors will remain as the principal contact throughout the lifetime of the project. We want you to see the DPP team 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 and deliver a successful and viable outcome for you.

DPP has an enviable record of securing planning approval for new residential developments and allocations. This record is more significant when you consider that many of the projects we have worked on have raised significant objections from the public and stakeholders as well as considerable planning challenges such as the loss of the Green Belt; removal of protected employment land; loss of safeguarded land; and development beyond settlement limits.

Our client testimonials speak for themselves, a few of which you can view in this booklet.

The key to success and the reason that we retain longstanding relationships with our clients 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 residential projects:

- Urban Extensions
- Private Rented Sector
- Infill Sites
- Student Accommodation
- Affordable Housing
- Urban Living

Our projects can vary from single dwellings to major urban extensions.

We advise at all stages of housing development from site identification and promotion through the SHLAA and Local Plan process, providing evidence on five-year housing land supply, to resolving complex planning issues and providing comprehensive documentation to support planning applications and appeals.

Our experience of working with individuals as well as the UK's regional and national housebuilders means we can manage the entire process of planning a residential development, including environmental impact, sustainability and heritage issues. We submit planning applications and make representations for residential schemes, but we do so much more to ensure the best results are achieved within the prescribed programme. This often starts with appraising and scoping projects well in advance of any application being submitted. Where needed, we inform the assembly of a team capable of addressing the needs of the project before engaging with the planning authority and key stakeholders to secure early 'buy-in'.

Where it is required, we lead the public consultation on schemes and manage the responses. We ensure that we understand the project better than anybody else meaning that when we submit the application, we can address queries, and drive the project forward in order to ensure best value for our clients. This is why we consistently deliver results for our residential clients.

*Our focus is the outcome
as well as the process.
We aim to exceed your
expectations and have an
enviable success rate in
delivering residential consents.*

Great House
Farm, Cardiff

Client: LivEco



Project: Whitwood Lane, Castleford

Client: Strata Homes

Image: Strata Homes



DPP were appointed by Strata Homes to secure planning permission for 151 new dwellings along with access, recreational open space and landscaping at a challenging site in Castleford.

The site was allocated in the adopted Development Plan for employment use. The site was also in close proximity to a Conservation Area and listed buildings, meaning that the proposals had to be sensitively designed.

DPP worked closely with the design team to develop a scheme which respected the setting of the site, and the proposed scheme and the information needed to support the application, were discussed with the Council at the pre-application stage.

Through collaboration with a local commercial agent, DPP examined the supply and demand of employment floorspace in the local area and prepared an employment land statement which considered this in the context of the relevant national and local planning policy requirements.

DPP successfully demonstrated that the scheme constituted sustainable development and that there was no need for the LPA to protect the site for employment use. DPP also demonstrated that the proposed development would not harm the nearby Conservation Area or listed buildings. Ultimately, DPP secured planning approval for this site despite the policy opposition and the challenging site constraints.

Project: Grange Farm, Harrow

Client: Harrow Council

Image: Hawkins/Brown Architects



DPP were appointed the London Borough of Harrow to secure full planning permission for the comprehensive redevelopment of the 1960's Grange Farm Estate. The brief for the £90M ground breaking proposals was the redevelopment of the existing housing stock, improving environmental quality whilst doubling the density of development.

It is proposed to demolish the existing 282 dwellings spread across a number of buildings and to replace these with 549 new dwellings along with a new community centre, and extensive landscaping areas.

Working with Hawkins/Brown Architects, DPP undertook extensive pre-applications discussions with the London Borough of Harrow, the Greater London Authority and assisted in a number of public consultation events and exhibitions. Engagement with the existing community was a key element of the proposals and DPP assisted in developing a scheme which met the client's needs as well as the future resident's aspirations.

Following extensive consultation on the proposal, DPP project managed the submission of a hybrid planning application for the phased project, with the first phase of 211 units (93 affordable housing and 118 private units) and the community centre being submitted in detail and the second phase of 338 units (144 Affordable Rent dwellings and 194 Private Sale) submitted in outline.

Project: Milburngate House, Durham

Client: Carillion (Maple Oak) Ltd

Image: Faulkner Browns Architects



DPP were appointed to co-ordinate and prepare a planning application for a major mixed use scheme on Durham's riverfront as part of Durham Riverside Renewal. The scheme, which includes a large amount of residential development followed DPP securing consent for the demolition of the previous buildings on the site.

As the site can be seen from a World Heritage Site and falls within a Conservation Area, Flood Zone 2 and 3, and air quality management area, DPP prepared and project managed an Environmental Impact Assessment demonstrating the acceptability of the scheme.

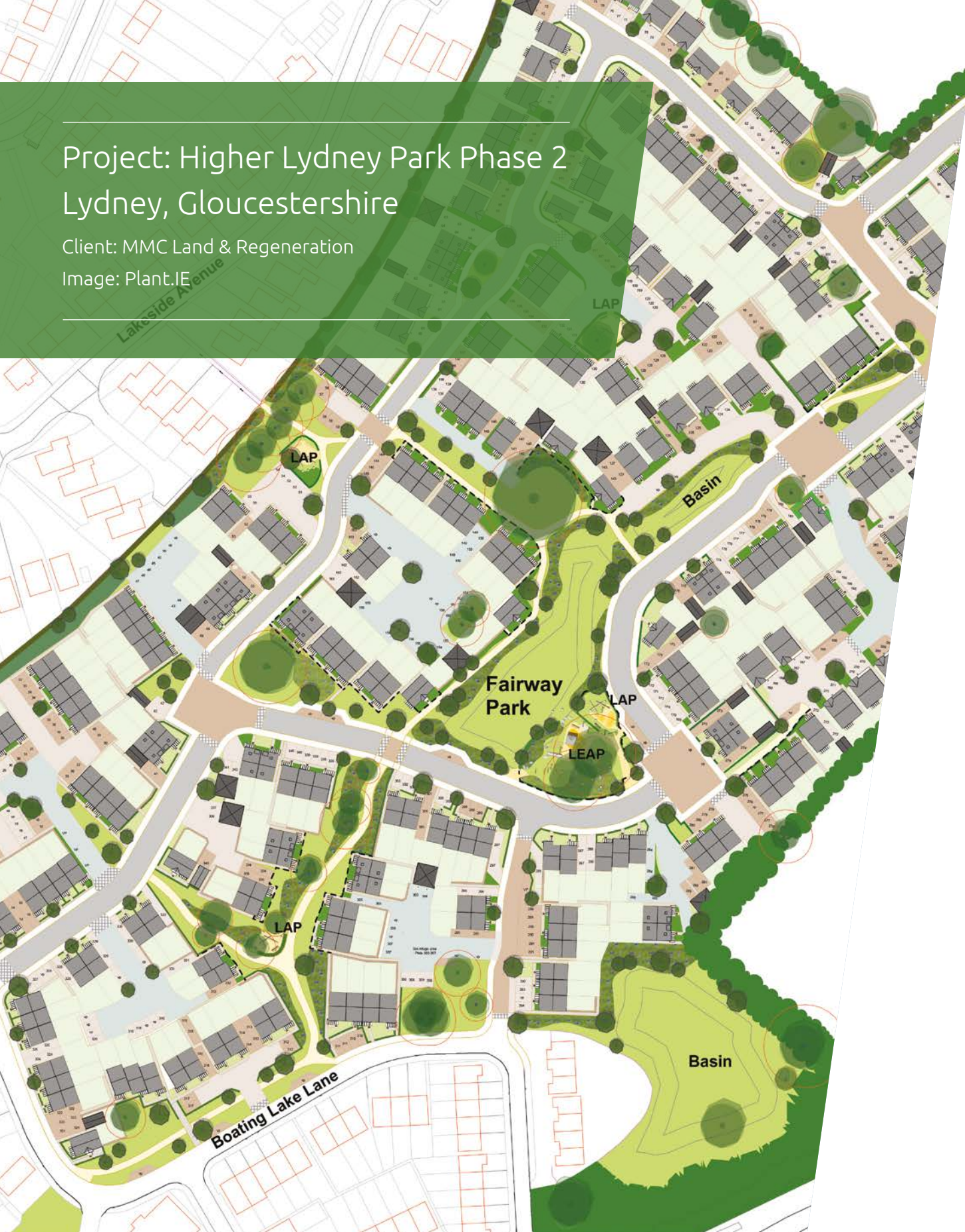
DPP coordinated the planning application process, through preparation and submission of the planning application within an agreed Planning Performance Agreement timetable. The process required extensive pre-application consultation with the Local Planning Authority and Historic England; along with public consultation, key stakeholders and statutory consultees, which was organised and undertaken by DPP.

The comprehensive consultation and engagement with the LPA and consultees, together with the robust technical submission, resulted in the Council approving the proposals despite the flood zone location and the impact on views from the World Heritage Site.

Project: Higher Lydney Park Phase 2 Lydney, Gloucestershire

Client: MMC Land & Regeneration

Image: Plant.IE



DPP were appointed to secure planning permission for 347 new homes, along with access, open space, landscaping and compensatory habitat at a former golf course at Lydney, Gloucestershire.

DPP had previously been involved in the first phase of 200 homes, which was delivered by through the HCA Kickstart funding, including a significant 60% affordable housing contribution. This matter was important in the negotiation on this application where it was successfully argued that the affordable housing on Phase 2 could be set at nil as part of a balanced policy approach.

The proximity of the site to habitats of national and international importance raised specific design and planning complexity to the proposals. However, DPP successfully argued that these matters did not amount to a requirement for Environmental Impact Assessment and they could be determined on specific ecological, habitat and landscape evidence.

DPP successfully demonstrated that the balance of the key issues was in favour of development and that reduced developer contributions were appropriate.

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.



Mark Lane

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Mark joined DPP in 2008 and became a Director in 2011. During this time Mark has built a strong residential and commercial client base.

Mark acts for a range of private sector clients and leads project teams seeking various forms of developments from small scale infill housing schemes to large urban extensions. Mark also promotes strategic allocations through the local plan process and progresses applications for mixed use and commercial developments.

What People Say About Mark:

“DPP (Mark Lane) provide a thorough and professional service whether obtaining planning permission or promoting land through the Local Plan process and I would recommend their services to any potential house builder or developer”

Andy Cramer, Technical Director, Linden Homes



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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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