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National Experts, Local Knowledge

Schools



Project: Handsworth Grange Community College, Sheffield

Client: Vinci Construction UK Limited

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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.*



"There is enormous pressure on us to adhere to timelines and planning could so easily have been a major sticking point. It has been so refreshing to see such a professional approach to the planning and the tireless way in which DPP ensured that each point has been addressed and processed in a timely manner."

Sue Pegg, Development Manager, Derbyshire County Council





A message from our Head of Education

All too often it is assumed that a school project will 'sail' through the planning process. However, issues such as intensification of existing sites; loss of playing fields; developing beyond settlement limits; and operational issues such as traffic management, mean that the planning process can frustrate school development. People invariably say they want schools in their area, but they don't want them too close to them. A single challenge by a well-informed resident can delay and even derail the planning process.

At a time when we are sitting on a 'school places time-bomb', it is more important than ever that the planning process is navigated efficiently. Failure to do so means delay, which threatens the crucial September opening; and even the entire project.

DPP has a high success rate in delivering schools projects across the UK. We have delivered consents against considerable objections and to programmes that appeared impossible to achieve. We understand the needs of schools; the issues they will face through the planning process; but also the pressures those delivering the schools have to deal with. I hope this short overview of who we are and the work we do provides an insight into what we can achieve for you.

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

Project: Walsall College, Walsall

Client: Walsall College and Tesco Stores Limited

£100M Project Value





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 school 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 a 100% success rate in securing planning approval of schools. This record is more impressive when you consider that the projects we have worked on have raised significant objections from the public and stakeholders; and raised challenges such as development within the Green Belt and loss of playing fields; as well as funding requirements constraining the programme. Our client testimonials speak for themselves, a few of which you can view in this booklet. 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 schools projects:

- Primary Schools
- Faith Schools
- Community Colleges
- Secondary Schools
- SEN Schools
- Nursery Schools
- Academies

We have a strong record in the delivery of consents, particularly through the Priority School Building Programme (PSBP) and Building Schools for the Future (BSF) programme.

On the PSBP programme, we have acted on behalf of a number of major Contractors. We project manage the consultant teams and work within the prescribed timescales and budgets. In Yorkshire, seven applications were successfully submitted within a six week timescale in accordance with the Education Funding Agency's (EFA) requirements.

The EFA subsequently confirmed that one of the reasons that the Contractor was successful was due to the strength of the team and its ability to deliver planning permission within a very tight timescale.

DPP are also currently acting for another Contractor on eight new schools across the Greater London area. Funded by the EFA through various procurement routes the projects will result in the redevelopment, rationalisation and refurbishment of academies, free schools and community colleges in various locations.

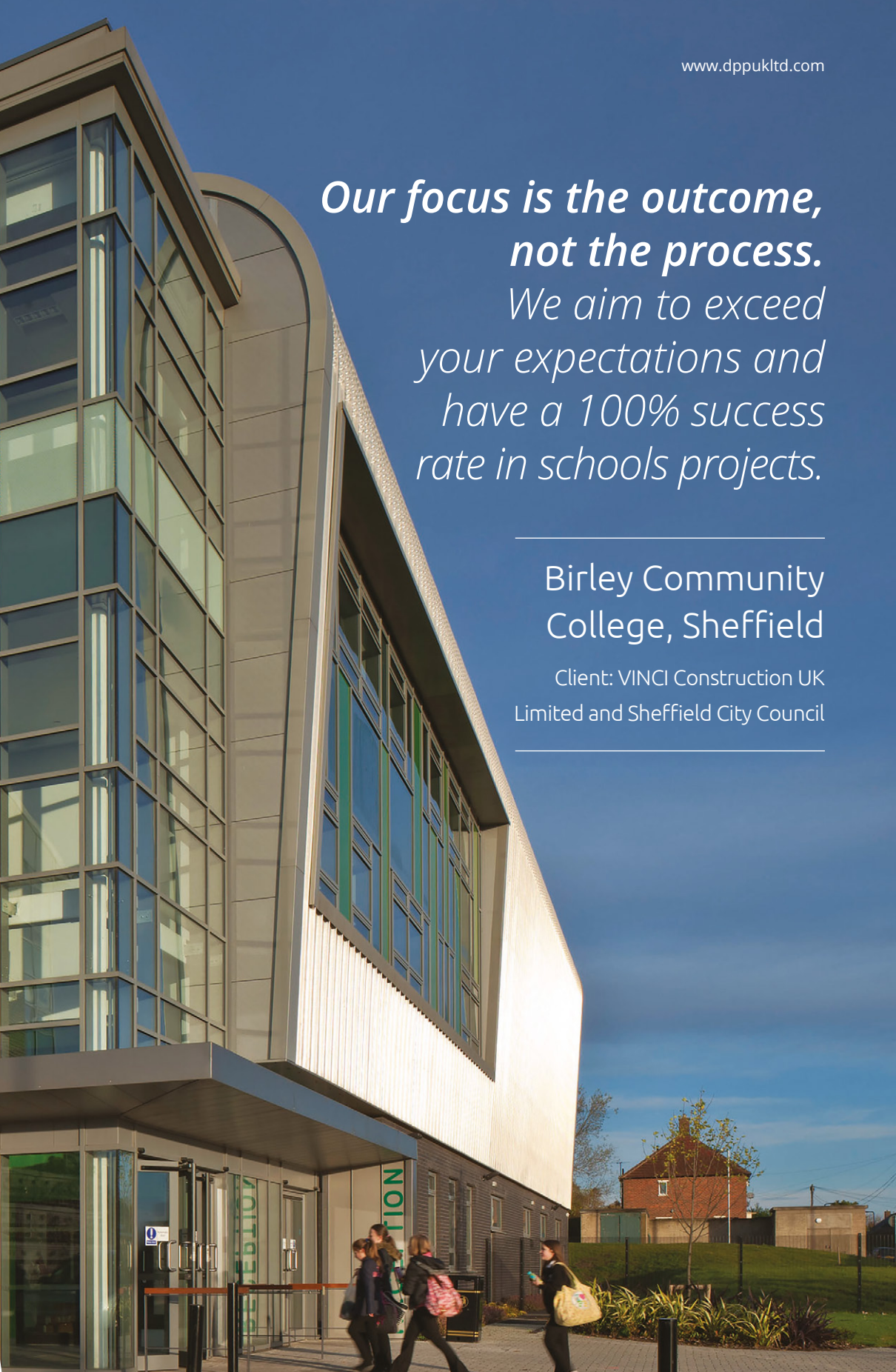
We submit planning applications for school projects, but do so much more to ensure the best results are achieved within the prescribed programme. This often starts with appraising and scoping projects well in advance of any application being submitted, including at the bidding stage. We then inform the 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'. We lead the consultation on schemes and manage the responses. 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 an enviable success rate in securing consent for school projects.



***Our focus is the outcome,
not the process.***
*We aim to exceed
your expectations and
have a 100% success
rate in schools projects.*

**Birley Community
College, Sheffield**

Client: VINCI Construction UK
Limited and Sheffield City Council





Glossopdale Community College Hadfield

Client: Henry Brothers (Midlands) Ltd

Image: DLA Design

Acting for contractor, Henry Brothers (Midlands) Ltd, DPP secured planning permission for Glossopdale Community College, which consolidated the school's current three separate sites. The replacement secondary school will cater for 1,000 students aged 11-16 and 200 six-formers, but has been designed to enable future expansion.

The proposed building's location in Open Countryside, proximity to a main line railway, access and ecology issues were all specific constraints on the site. Careful negotiation with Sport England was also needed as there was an overall quantitative loss of playing pitches as a result of the scheme. However DPP was able to argue that the proposed MUGA and other sports facilities represented a qualitative improvement. The scheme was on a tight timescale in order to achieve the planned opening date. DPP was instrumental in negotiating the removal of a number of pre-commencement conditions, or introducing phasing measures, in order that development on site could commence on time.

The plans also include the creation of new, improved sports facilities, which will be available for use by members of the local community, alongside staff and students.

"We have worked closely with DPP over the last 3 years on some very difficult planning applications in the capital and we have always found that DPP Planning provide a high quality service with excellent planning advice and a team committed to meet the challenging time scales set".

*Chris Arno, Framework director,
Bowmer and Kirkland*



Abbotsfield and Swakeleys Schools, Hillingdon

Client: Education Funding Agency/Bowmer & Kirkland

Image: Jestico and Whiles

DPP have secured planning permission to rebuild Abbotsfield School, Swakeleys School for Girls and Innov8 Vocational Training Centre, creating three separate educational establishments. The schools currently share a site within the London Borough of Hillingdon (LBH).

Abbotsfield School currently has capacity for 1,070 male pupils. The plans will provide space for mixed education after redevelopment, with a secondary school and sixth form centre for 1,600 pupils. Swakeleys School for Girls is the only single-sex girls' school in LBH and currently has 1,150 students, drawing from a network of up to 25 feeder schools. After its redevelopment, Swakeleys School for Girls will remain a single-sex secondary school, with a mixed sixth form to increase overall capacity to 1,550 pupils.

The site is located within an area defined as Green Belt. In addition, the site is directly adjacent to an area designated as a Countryside Conservation Area and a Nature Conservation Site of Metropolitan or Borough Grade I Importance. As such, DPP undertook an analysis of the impact upon openness of the Green Belt and developed a case in support of Very Special Circumstances to justify development within the Green Belt. In addition, DPP organised a community consultation process which generated a positive response from 85% of attendees.

Despite many initial challenges, planning permission was secured in line with the programme.

“DPP provided invaluable advice at bid stage and, once Laing O Rourke was appointed to deliver the Yorkshire batch of Priority Schools, successfully project managed the submission of all 7 planning applications within a 6 week timescale. DPP’s understanding of the planning issues involved and their relationship with the relevant Planning Officers meant that a Resolution to grant planning permission was successfully achieved on all of the sites.”

Gary Lucas – Head of Education, Laing O’Rourke



Samuel Lister Academy, Bradford

Client: Laing O'Rourke

Image: Samuel Lister

DPP were appointed by Laing O'Rourke as part of its team to deliver seven secondary schools across Bradford, Kirklees and North Yorkshire at an estimated contract value of £97 million, funded via private finance as part of the Priority Schools Building Programme (PSBP).

Upon appointment of the contract, the EFA confirmed that Laing O'Rourke's success was partly based on DPP's role in demonstrating that a comprehensive planning strategy was in place to secure the consents within the challenging programme.

The Samuel Lister site was located entirely within the Green Belt and was also designated as Urban Greenspace. Furthermore, the site had been the subject of a previous failed school scheme under the Building Schools for the Future programme. As such, the project started with considerable planning policy opposition to it.

The funding requirements for the batch of schools required planning applications for seven schools to be submitted just six weeks after Laing O'Rourke were awarded the contract. DPP co-ordinated the submissions and met this seemingly impossible task. Comprehensive pre-application engagement with stakeholders including Sport England meant that consent was secured within the minimum possible, three weeks of the submission, securing the funding for all seven schools.





Brixton Hill Educational Campus, Lambeth

Client: Education Funding Agency/Bowmer and Kirkland
Image: Jestico + Whiles

On behalf of the Education Funding Agency/Bowmer and Kirkland, DPP successfully secured planning permission for the development of a new educational campus at Brixton Hill, Lambeth.

Designed by award-winning architects Jestico + Whiles, the development responded to the local setting and will enhance Brixton Hill, and the neighbouring Grade II* listed Corpus Christi Church and Brixton Hill Court.

The scheme will create new facilities for Lambeth College, Trinity Academy and the new South Bank Engineering UTC in Brixton. These new facilities will have a total floor space of 13,869sqm and the capacity for up to 1800 students. They will replace the set of 1950s and 1960s buildings currently occupied by Lambeth College and Trinity Academy School.

In addition to the facilities in the main educational buildings, both Trinity Academy and the new UTC will utilise the current sports hall and Multi Use Games Area (MUGA). The sports hall will also be available to community groups and organisations outside of school core time during evenings, weekends and holiday periods.

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.



Michelle Davies

Michelle leads DPP's our 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 schools projects. She has delivered schools through the PBSP and BSF programmes. Michelle has a 100% success rate in delivering schools 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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