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National Experts Local Knowledge

Health



Introduction to DPP

DPP is an independent director led national planning consultancy successfully delivering planning solutions to clients across the UK. Operating from a network of five offices across the UK, we offer national reach with local knowledge. We provide planning services to clients across all sectors to assist in realising development potential and optimising the use of land, buildings and portfolios. We contribute to every aspect of our clients' projects in order to deliver success, and as a result we are now trusted advisors to some of the largest public sector bodies and private property planning and development organisations in the UK.

All too often it is assumed that community focused projects such as hospitals or new healthcare facilities will 'sail' through the planning process. However, issues such as intensification of existing sites; developing beyond settlement limits into the countryside or Green Belt; development of Listed buildings or within Conservations Areas; and operational issues such as traffic management, mean that the planning process can frustrate health sector development. At DPP we are aware that it is the management of planning risk, and the speed in which permission is delivered against tight programmes, that ultimately defines the cost and success of a project.

One of the many benefits of using DPP is our knowledge and experience, specifically our local knowledge and relationships. We provide long term advice to large private and public sector bodies including NHS Trusts, DfE and Universities in relation to estate management, new development, rationalisation and disposal of existing assets. DPP can add value to any project by minimising and managing planning risks for our clients and ensuring that the 'right' planning permission is secured on time and within budget. Whilst every project will be different, and a bespoke approach is likely, our core planning services are set out overleaf.

Our Approach and Services

Initial Strategic Advice and Risk Identification

The Director-led nature of our work means that strategic advice is always ongoing. Our involvement often starts with appraising and scoping projects well in advance of any application being submitted, highlighting risks and devising a clear strategy to overcome potential barriers. Our early involvement can significantly de-risk planning on a project and often feeds into our client's tender and/or competition submissions in demonstrating added value.

Pre-application liaison with LPA, key stakeholders and public

We are strong and experienced advocates of early engagement with LPAs and statutory consultees at high level as a way of minimising potential barriers, ensuring early buy in and establishing an effective relationship and lines of communication from the outset. DPP will also co-ordinate with members of the project team to liaise directly with their statutory consultee counterparts in order to fully understand technical concerns and agree the scope of their surveys/reports, providing our clients with value for money by avoiding additional survey work or amendments to reports.

DPP provide bespoke public consultation and engagement processes to set up early dialogue with local people and key stakeholders. This enables DPP to understand the public perception of a proposal and allows us to tailor the planning application to address these specific concerns or queries. In the last 18 months DPP have developed new ways of communicating with the public and other key stakeholders including the launching of bespoke websites and online webinars and presentations.

Preparation and Management of Planning Applications

DPP prides itself on taking full control of the planning application process. This includes providing a definitive list of plans, surveys and reports required to support the planning application and managing and coordinating the project team in the production of these documents to ensure submission deadlines are met. DPP always ensures that technical planning documents are detailed, robust and consistent in order to minimise the need for LPAs and statutory consultees to request further information and increase the risk of delays.

Post submission, DPP issue weekly consultation response updates to the client and project team, with specific queries and actions highlighted and directed to the relevant project team members. This includes dealing with objections to schemes providing responses to protect the client's interests.

DPP do not just obtain planning permissions, we ensure it is the 'right' permission for our client and the project. This involves interrogation of draft planning conditions and Section 106 requirements to remove any onerous conditions, and critically, minimise pre-commencement conditions to allow works to start on site promptly. The timings and trigger point of conditions is even more critical in facilitating Modern Methods of Construction (MMC). DPP have extensive experience in MMC projects and are well versed in ensuring that planning permissions do not undermine the benefits that modular, offsite construction delivers.

Post Approval

Following planning approval many of our clients retain DPP to manage discharge of conditions and advise on post approval amendments to developments. We carefully track when conditions

need to be approved, advising clients and the wider project team on the required information for submission and ensuring prompt approval via close liaison with the LPA.

In terms of amendments to developments, DPP liaise closely with the design team to advise on the planning implications of any changes and often suggesting other ways in which to address issues that would minimise planning risk. Amendments are often inevitable, especially on larger schemes, and DPP is able to coordinate non-material and minor material amendment applications on behalf of clients to swiftly update approved plans and remove/amend planning conditions to ensure construction continues.

Get in touch

We would be delighted to discuss further what DPP can do for you and your health project



Jen Patterson
Health Sector Lead
07866 789877
jen.patterson@dppukltd.com



Gareth Hooper
Chief Executive Officer
07850 542846
gareth.hooper@dppukltd.com