

EMPLOYMENT

PLANNING EXCELLENCE & COMMITTED COLLABORATION

A MESSAGE FROM OUR HEAD OF EMPLOYMENT

In an ever-changing world that is feeling the effects of trade tariffs, conflict and rapid advances in technological innovation it is critical that the employment sector is able to react to market conditions as swiftly as possible. This is particularly relevant to the industrial and logistics sector.

In addition, with companies increasingly conscious of corporate sustainability environmental targets and operational costs, there is an increasing demand for sought after Grade A office space and a need for Grade B space to be redeveloped, or refurbished. Each of the above presents both opportunities and challenges in terms of Planning, most often in terms of balancing the various requirements of the statutory planning process whilst securing a timely planning consent.

DPP's understanding of the key issues and experience of delivery of employment floorspace of all kinds across the UK allows us to assist you in delivery of projects and to be your trusted advisor on the journey.



HELEN MARKS

DIRECTOR & HEAD OF EMPLOYMENT

HELEN.MARKS@DPPUKLTD.COM

0781 509 7178

BEST PRACTICE PLANNING

Our experience of working with clients in the employment sector means we can manage the entire process of planning an employment development, including environmental impact, biodiversity requirements, sustainability and heritage issues.

We prepare, submit and manage planning applications but we do so much more to ensure the best results are achieved within the prescribed program. This often starts with feasibility and scoping projects well in advance of an application being submitted. Where required, 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 ensure early 'buy-in'.

Where it is required, we also lead the public consultation process on schemes and manage the response.

Image: Ryder Architecture



NETPark, County Durham

WOOLGROWERS FIELD TOWCESTER

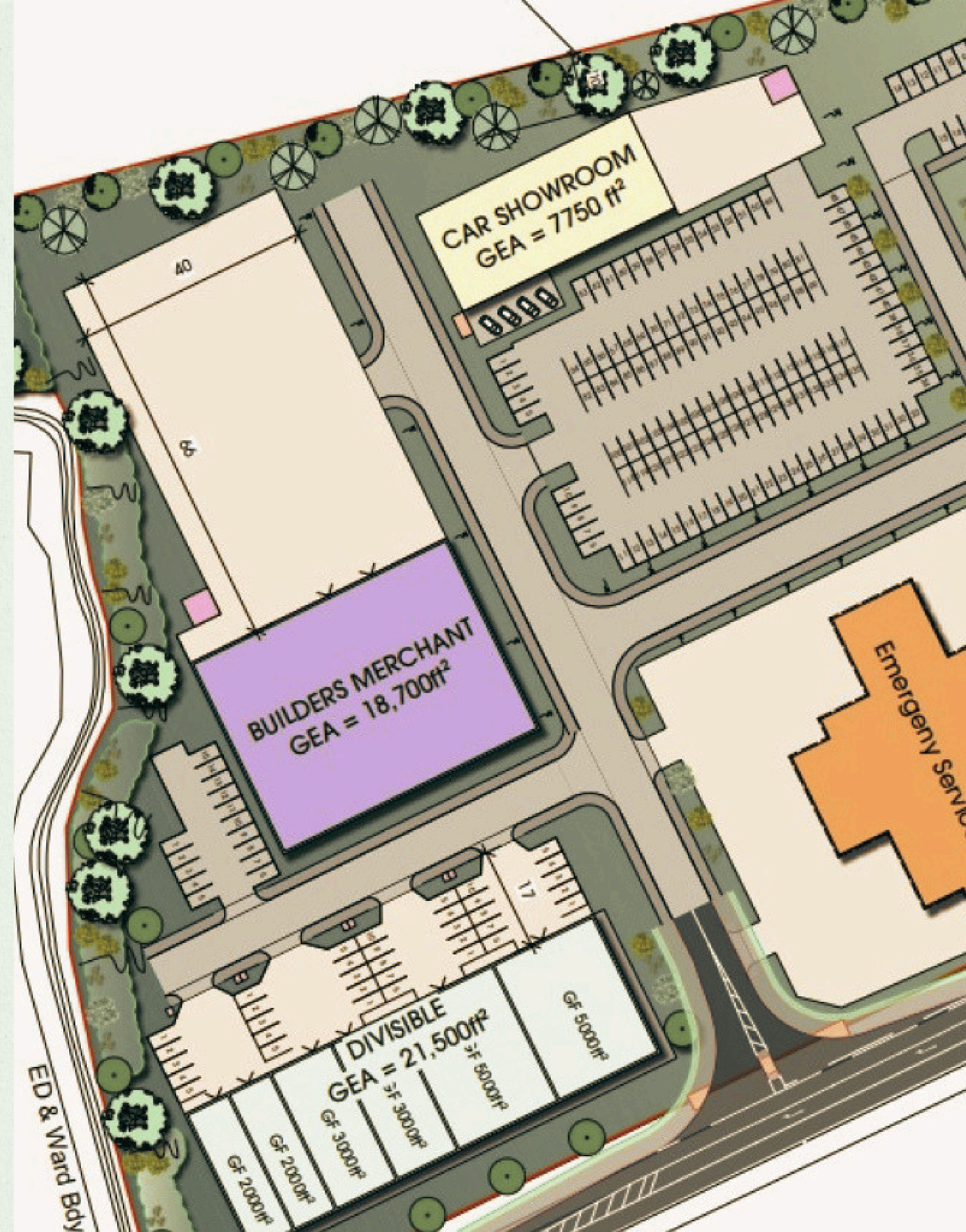
CLIENT: WOOLGROWERS FIELD

DPP secured planning permission after preparing, submitting and managing an application for outline planning permission for industrial and commercial development on an employment allocation known as AL2 in Towcester.

The permission is for a maximum of 71,600sqft of B2/B8 use together with other supporting uses. The mix of uses on the site was carefully selected following marketing analysis and includes a potential car showroom, builders' merchant and an emergency services hub

Prior to submission, DPP led pre-application discussions with the Council and undertook public consultation which informed the planning application package. DPP also prepared the Planning Statement, Statement of Community Involvement, Health Impact Assessment, and Employment Benefits Statement. The latter report was a comprehensive assessment setting out the employment generation from the new development supported by quantifying resultant increased spending in the local area..

DPP worked closely with the client team to successfully overcome objections from National Highways and the Local Highways authority following significant local objection to the cumulative traffic generation from the proposed employment allocations within Towcester.





NEW BAILEY, SALFORD

CLIENT: ENGLISH CITIES FUND

DPP has been providing strategic planning advice to English Cities Fund for the Salford Central Masterplan since 2006 and has been instrumental in evolving the original vision into a viable and deliverable planning permission.

DPP originally submitted a hybrid (EIA) planning application for the wider Salford Central Masterplan area which comprised some 3.3 million sq.ft of office, commercial, retail and residential floorspace, across the 17 hectare city centre regeneration site.

Located on the banks of the River Irwell, New Bailey forms 'Zone B' of the Salford Central Masterplan which comprises a high quality corporate centre. The offices are all high grade and are supported by ancillary commercial uses and an attractive public realm.

Following the approval of the original outline consent, DPP have gone on to secure reserved matters and full consent for One New Bailey (a BREEAM Excellent Grade A office), Two New Bailey Square (a BREEAM Excellent Grade A office), Three New Bailey (the home of the new HMRC office) Four New Bailey (a BREEAM Excellent Grade A office due for completion in 2023, for the new BT headquarters); and the New Bailey Multi Storey Car Park.

DPP's long-standing relationship with the local planning authority has meant that we have been able to secure timely consents and have negotiated required amendments and discharge of conditions along the way.

Image: Muse

HOWDENS, EAST RIDING

CLIENT: HOWDENS JOINERY LTD & JG HATCLIFFE PROPERTY AND PLANNING

Following Local Plan promotional work, DPP were instructed to secure planning permission for a new £45m manufacturing unit for use by Howdens Joinery to expand their current facilities in Howden, East Yorkshire

DPP were instructed by Howdens Joinery Ltd to prepare and submit an application for a new industrial unit on land north of Howden. As the scheme was part of the submission for the wider HOW-G Masterplan, the application also required an Environmental Statement to be prepared and submitted alongside the application.

The new unit is to be occupied by Howdens Joinery to expand their current operations at their Howden Headquarters and it is proposed that the unit will be used primarily for manufacturing purposes. Howdens propose to use this building to bring back into the UK the manufacturing of certain cabinet doors which at present largely takes place in Italy.





AYKLEY HEADS, DURHAM

CLIENT: DURHAM COUNTY COUNCIL

DPP prepared and submitted a hybrid planning application for the demolition of County Hall and the subsequent development of a £400 million business park at Aykley Heads in Durham.

The site extends to approximately 60ha and is located to the north of Durham city centre. There were a number of complex issues associated with the site, including the parking options available, impacts on nearby heritage assets as well as Durham UNESCO World Heritage Site, and impacts on the Green Belt land in the east of the site.

DPP coordinated the production of an Environmental Impact Assessment (EIA), as well as preparing and submitting a town centre sequential assessment and Green Belt sequential assessment, due to the location of the development.

DPP successfully managed the planning process from early pre-application discussions through to planning approval. This involved coordinating a complex project team, preparing planning strategies to advise the client on ways forward, coordinating and finalising technical documents such as an EIA and sequential assessments and addressed the above complex issues associated with the site. DPP liaised closely with the LPA throughout the process to secure planning permission.

DPP are now working on behalf of Muse to deliver the masterplan, this includes providing planning advice, amendments to the masterplan, reserved matters submissions and discharge of condition applications.

Image: Ryder Architecture

FORREST PARK, NEWTON AYCLIFFE

CLIENT: RICHARDSON BARBERRY FORREST PARK LTD

DPP secured planning permission for the strategic employment site which will provide up to 163,450sqm of employment space and up to 3,000 new jobs for County Durham.

The site covers an area of 55 hectares in size and is located just off the A1, Junction 59, to the south of the Aycliffe Business Park, to the west of the A167 Durham Road, and Newton Park Service Station, to the north of the A1 and to the east of the railway line.

DPP were responsible for preparing and submitting an outline planning application for an Industrial and Trade Park (Class B1(c)/B2/B8) with ancillary office space, Hotel (Class C1), Pub (Class A4) and Roadside Restaurant and Retail units (Class A1/A3/A5) with petrol station (sui generis) and associated infrastructure including an electric power station, parking and landscaping at Forrest Park, Newton Aycliffe, County Durham.

Following the outline permission DPP were appointed by Richardson Barberry Forrest Park Ltd to manage the reserved matters submission for the first phase of the development which has subsequently been approved. A S73 amendment application was then submitted and approved to enable DPD to occupy the first plot on the site. Throughout all submissions, DPP successfully coordinated the planning application process, which included early pre-application engagement with the LPA and key consultees through to preparation and submission of the application and coordination of the team as well as managing the application through the determination process.

Image: Barberry Group



OUR SERVICES



APPRAISALS & FEASIBILITY STUDIES

PRE APPLICATION ENGAGEMENT

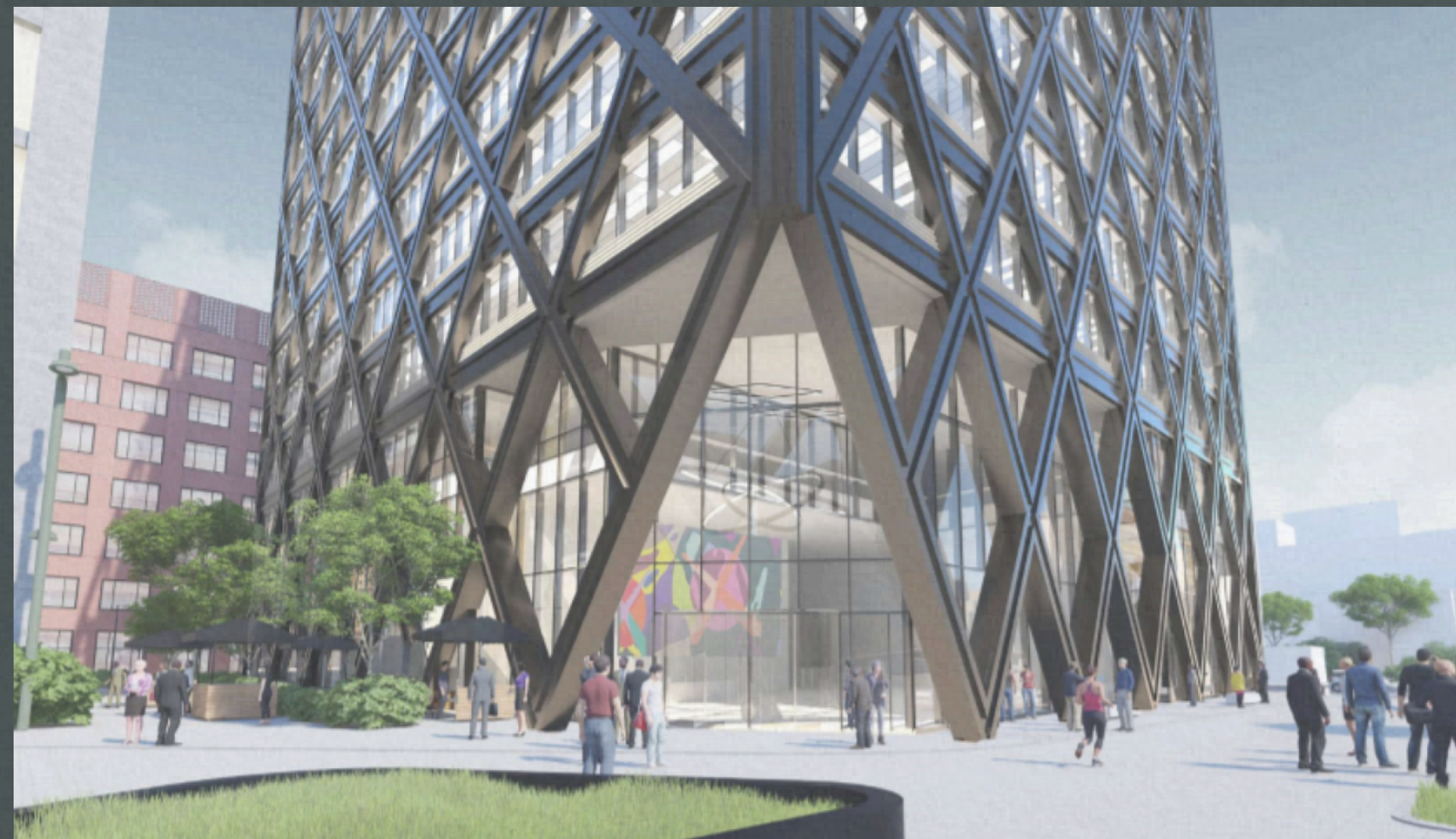
PLANNING APPLICATIONS

LOCAL PLAN REPRESENTATIONS

CONTACT US

T: 02922 804890

E: info@dppukltd.com



dppukltd.com

CARDIFF

DESG
11-13 Penhill Road
Pontcanna
Cardiff CF11 9PQ

LONDON

The Society Building
55 Whitfield Street
Fitzrovia
London W1T 4AH

LEEDS

1 Park Row
Leeds
LS1 5HN

NEWCASTLE

Studio 014 Haylofts
St Thomas' St
Newcastle upon Tyne
NE1 4LE

MANCHESTER

125 Deansgate
Manchester,
M3 2BY

