

dpp PLANNING

HEALTHCARE

PLANNING EXCELLENCE & COMMITTED COLLABORATION

dppukltd.com

A MESSAGE FROM OUR HEAD OF HEALTHCARE

It is often 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 healthcare 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.
We provide long term advice to large private and public sector bodies including NHS Trusts, the DfE and Universities in relation to estate management, new development, rationalisation and disposal.
I hope this short overview of who we are and the work we do provides an insight into what we can achieve for you.



KAYLEIGH DIXON
DIRECTOR & HEAD OF HEALTHCARE
KAYLEIGH.DIXON@DPPUKLTD.COM

dpp PLANNING

BEST PRACTICE PLANNING

DPP has extensive experience in delivering a range of healthcare projects. We lead on the whole process - from estate strategy and masterplanning, to permitted development advice and planning applications.

Our experience working with health sector clients means we can manage the entire process of planning a health project, including environmental impact, 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 programme. This often starts with appraising 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.

We ensure that we fully understand the project meaning that when we submit the application, we can address queries, and drive the project forward to ensure best value for our clients. This is why we consistently deliver results for our clients in the health sector.

Image: P+HS Architects



West Berkshire Imaging Centre

ENDOSCOPY UNIT, LINCOLN COUNTY HOSPITAL

CLIENT: UNITED LINCOLNSHIRE HOSPITALS NHS TRUST / BOWMER + KIRKLAND

DPP was appointed by Bowmer + Kirkland to submit a Full Planning Application for the erection of a new Endoscopy Unit at Lincoln County Hospital. As part of this proposal, an existing building which currently serves as a temporary Endoscopy Unit will be demolished. This development will deliver high-quality care for patients, whilst also providing increased capacity for endoscopy procedures.

DPP organised and led pre-application engagement with the City of Lincoln Council and assisted Bowmer + Kirkland by advising on strategy to overcome constraints associated with, at the time, new BNG legislation. DPP also coordinated pre-application consultation, leading engagement with neighbours, local councillors and the wider public before submitting the Full Planning Application. During the determination period, DPP coordinated consultants to overcome key constraints to development in relation to layout, archaeology and BNG.



Image: P+HS Architects



SCARBOROUGH GENERAL HOSPITAL

CLIENT: INTEGRATED HEALTH PROJECTS

On behalf of Integrated Health Projects (IHP), acting for York and Scarborough Teaching Hospitals NHS Foundation Trust, DPP supported a programme of development works at Scarborough General Hospital to modernise and enhance healthcare facilities across the site.

The principal scheme involved the demolition of the existing Pathology Building and the construction of a new facility to accommodate Pathology and Ophthalmology services, alongside associated plant and landscaping. DPP led the planning strategy, including pre-application engagement with North Yorkshire Council, and coordinated the preparation and submission of a Full Planning Application, supported by technical assessments relating to drainage, ecology and transport. Planning permission was secured within the statutory determination period and with no pre-commencement conditions, enabling an efficient start on site.

In parallel, DPP secured consent for additional demolition and infrastructure works through both minor planning applications and the Prior Approval process. Collectively, the approved developments will replace outdated infrastructure, improve operational efficiency, support the relocation of key clinical services, and provide modern, fit-for-purpose healthcare accommodation for patients and staff.

Image: P+HS Architects

DAY TREATMENT CENTRE, FREEMAN HOSPITAL

CLIENT: THE NEWCASTLE UPON TYNE HOSPITALS NHS FOUNDATION TRUST

DPP was appointed to advise The Newcastle upon Tyne Hospitals NHS Foundation Trust on their permitted development options for the development of a day treatment centre at the Freeman Hospital to enable the Trust to address some of the waiting list challenges caused by the COVID-19 pandemic. The development comprises a new, stand-alone building at the front of the Freeman Hospital site providing four new theatres, day case assessment areas and a recovery area, enabling the Trust to carry out over 3,000 additional low complexity procedures per annum in specialties such as musculoskeletal health, urology, surgery and some cardiothoracic services.

The accelerated design and build programme meant that the project was designed and delivered in under 38 weeks.

DPP advised the Trust on their permitted development options and liaised with the LPA, whilst also providing strategic planning advice, enabling construction to commence almost immediately. DPP also coordinated and managed the public consultation for the development and subsequently prepared, submitted and managed a planning application for the retention of the Day Treatment Centre on expiry of the emergency permitted development rights. The application was granted unanimously by Planning Committee.



Image: Newcastle upon Tyne Hospitals NHS Foundation Trust

AIREDALE HOSPITAL, KEIGHLEY

CLIENT: AIREDALE NHS FOUNDATION TRUST

DPP is leading the planning strategy for the proposed replacement of Airedale General Hospital on behalf of P+HS Architects and Airedale NHS Foundation Trust, as part of the Government's New Hospital Programme. The project will replace the existing RAAC-affected hospital estate with a modern, future-proof healthcare facility, securing the long-term delivery of healthcare services across the region.

DPP has progressed the project from initial planning strategy and pre-application engagement with the Local Planning Authority, key stakeholders and the Design Review Panel, through to the preparation of an Outline Planning Application, including the coordination of an Environmental Impact Assessment (EIA), managing a multidisciplinary team. The scheme will deliver a state-of-the-art hospital campus designed to meet future healthcare demands while providing wider social, economic and environmental benefits.

DPP is continuing to lead the application through determination and is advising the client on associated enabling works.



Image: P+HS Architects



SHOTLEY BRIDGE HOSPITAL, COUNTY DURHAM

CLIENT: NHS PROPERTY SERVICES/TILBURY DOUGLAS

DPP was appointed to prepare, submit and project manage a Reserved Matters Application for the relocation of Shotley Bridge Hospital to outside of Consett, County Durham as part of the New Hospitals Programme.

This Reserved Matters Application followed an Outline Planning Permission (obtained by others) for a mixed use scheme at the site (the Wider Masterplan) which includes a range of uses, including; sheltered and residential care units, a gym and wellbeing centre, a hotel, a public house and microbrewery, and a vets practice.

DPP provided strategic and pre-application planning advice and liaised with the team and Local Planning Authority. DPP co-ordinated a complex project and consultant team to prepare and submit the Reserved Matters Application, and worked closely with the client team and the Local Planning Authority to proactively manage the application to a timely decision, and the application was unanimously approved at Planning Committee. DPP continue to provide advice on the scheme as it progresses to site.

Image credit: Medical Architecture



CARDIFF AND VALE ORTHOPEADIC CENTRE, LLANDOUGH HOSPITAL

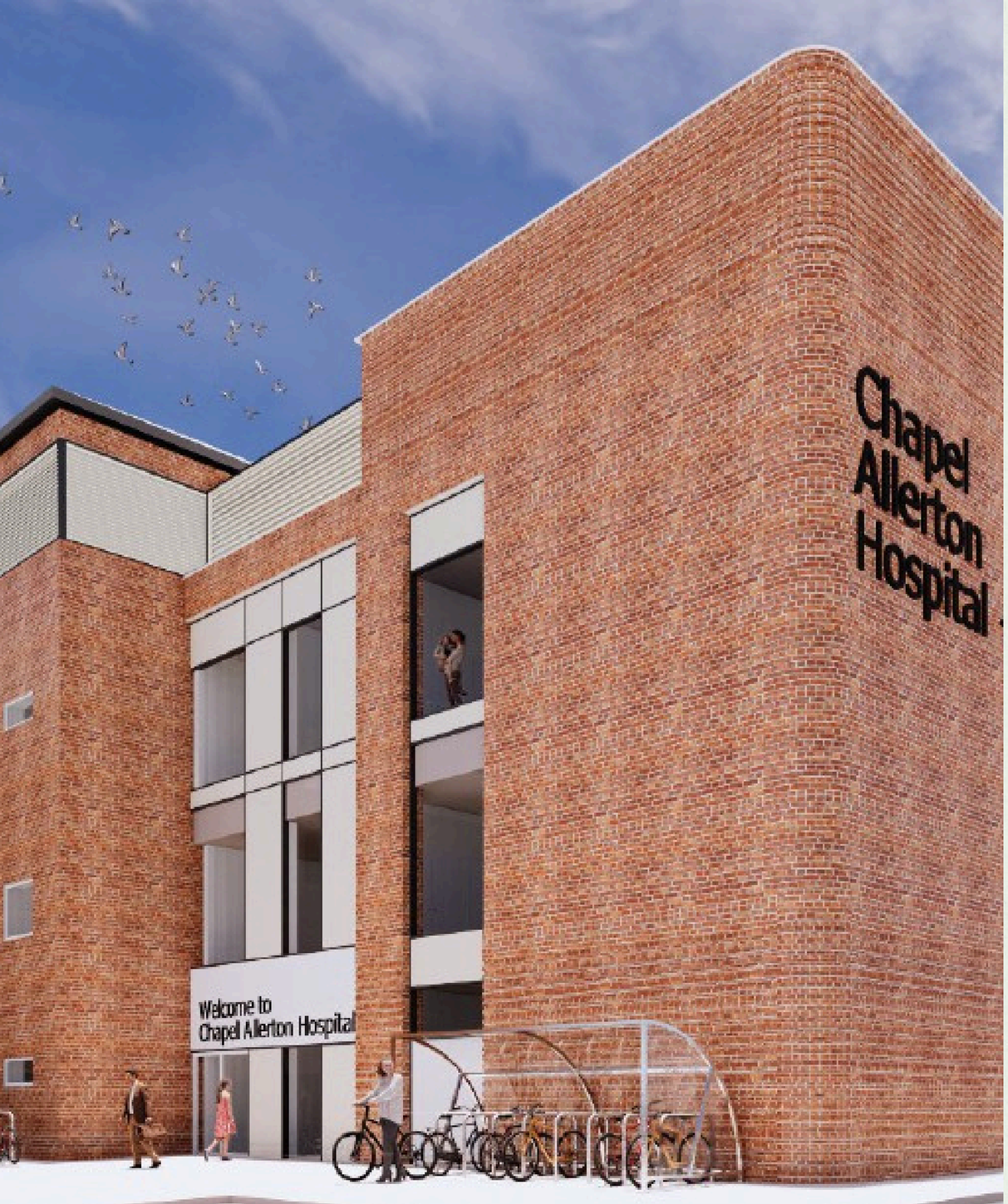
CLIENT: WILMOTT DIXON

DPP was appointed by Wilmott Dixon to submit an Outline Planning Application for the demolition and re-build at the Cardiff and Vale Orthopaedic Centre located at Llandough Hospital. As part of this proposal, an existing building which houses unused theatres will be demolished alongside the infilling of an existing courtyard. This proposal will bring this currently vacant and underutilised part of the hospital back into use, helping to provide modern Orthopaedic facilities to the hospital.

DPP organised and led meetings with the Operational Manager for Planning at the Vale of Glamorgan to agree the scope of the application, and also arranged the pre-application consultation and engagement process. This involved engaging with local councillors, Llandough Community Council and residential neighbours.

DPP worked closely with the Local Planning Authority and the design team, notably the project architect, AHR, to coordinate a planning application for this proposal. Throughout the determination period, DPP co-ordinated a number of consultation responses and resolved key issues, particularly points relating to ecology. Planning permission was ultimately secured for the development.

Image: AHR Architects



ELECTIVE TREATMENT CENTRE, CHAPEL ALLERTON HOSPITAL

CLIENT: KIER CONSTRUCTION

DPP was appointed to advise Kier Construction and the Leeds Teaching Hospitals NHS Trust to gain planning permission for a scheme to create a new Elective Treatment Centre and facilitate works at Chapel Allerton Hospital.

The development comprises an extension to create a new theatre and car parking facilities. The new Elective Theatre will support the reprovision of accommodation for the world-renowned Leeds Institute of Rheumatic and Musculoskeletal Medicine.

DPP advised Kier on planning constraints, particularly surrounding the site's location within a Conservation Area, providing strategic planning advice. DPP also prepared and submitted a formal pre-application enquiry to the Local Planning Authority and managed the enquiry to ensure relevant additional advice was received, as the scheme significantly evolved during the pre-application process.

DPP prepared and submitted a Full Planning Application for the development, and continues to advise on permitted development rights.

Image: P+HS Architects

NEW SPECIALIST HOSPITAL BUILDING, ROYAL VICTORIA INFIRMARY

CLIENT: THE NEWCASTLE UPON TYNE HOSPITALS NHS FOUNDATION TRUST

DPP supported The Newcastle upon Tyne Hospitals NHS Foundation Trust and Robertson CE Limited in securing planning permission for a new Urgent Treatment Centre (UTC) at the Royal Victoria Infirmary. The scheme comprises a two-storey hospital building, replacement canopy, generator and enclosure, access and parking improvements, and associated hard and soft landscaping.

DPP led the preparation and submission of a Full Planning Application, supported by a comprehensive suite of technical assessments including heritage, ecology, sustainability and transport. The new UTC will help alleviate pressure on the existing Emergency Department by providing dedicated care for patients with non-life-threatening conditions, improving patient flow, reducing waiting times and enabling emergency specialists to focus on critically unwell patients.

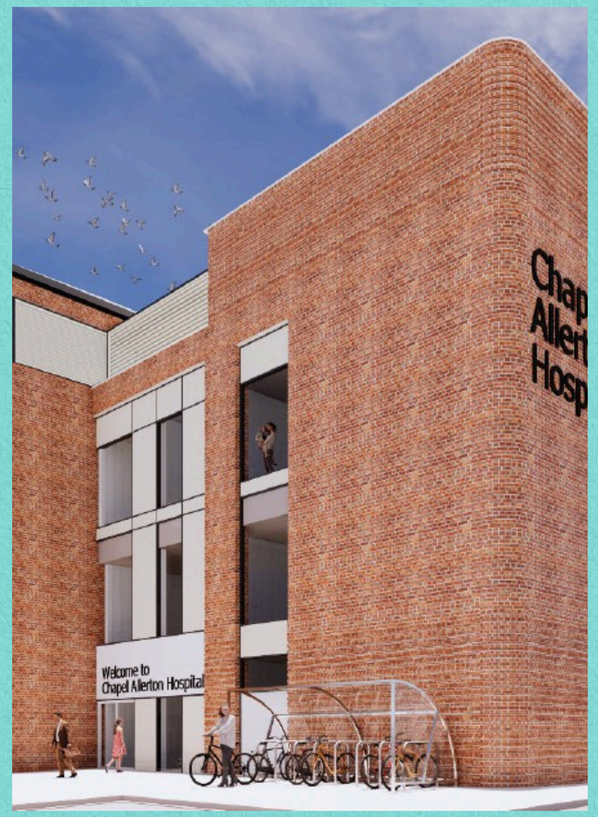
The development will enhance healthcare capacity, improve patient and staff experience, and provide a modern, resilient healthcare environment that supports the continued delivery of high-quality NHS services.

DPP successfully secured planning permission in line with the client's requirements and is now progressing condition discharge and amendment applications to facilitate delivery of the scheme.

Image: Newcastle upon Tyne NHS Foundation Trust



OUR SERVICES



APPRAISALS & FEASIBILITY STUDIES



PRE-APPLICATION ENGAGEMENT



PLANNING APPLICATIONS



LOCAL PLAN REPRESENTATIONS

CONTACT US

T: 02922 804890

E: info@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

dpp PLANNING