

Affordable Housing



"DLP is committed to offering excellent advice and support to our clients. Drawing on our strengths as a multidisciplinary planning and development consultancy, we have a track record of assisting housing associations, local authorities and other partners in the sector secure planning permission, whether that be for new development proposals or upgrades to existing stock."

**Andy Parry BA(Hons) MSc MRTPI,
Director, DLP Planning Limited**



DLP Consulting Group Ltd (DLP) is one of the UK's largest independent planning and development consultancies and has been providing expert advice to a range of private, public and community clients from our offices across England for over 30 years.

We are proud that our employees are at the heart of our business, following our transition to Employee Owned Trust (EOT) in 2022.

Our experts provide a range of planning and related services to local authorities, Registered Providers (including not-for-profit and for-profit providers), land owners and housing developers on affordable housing matters.

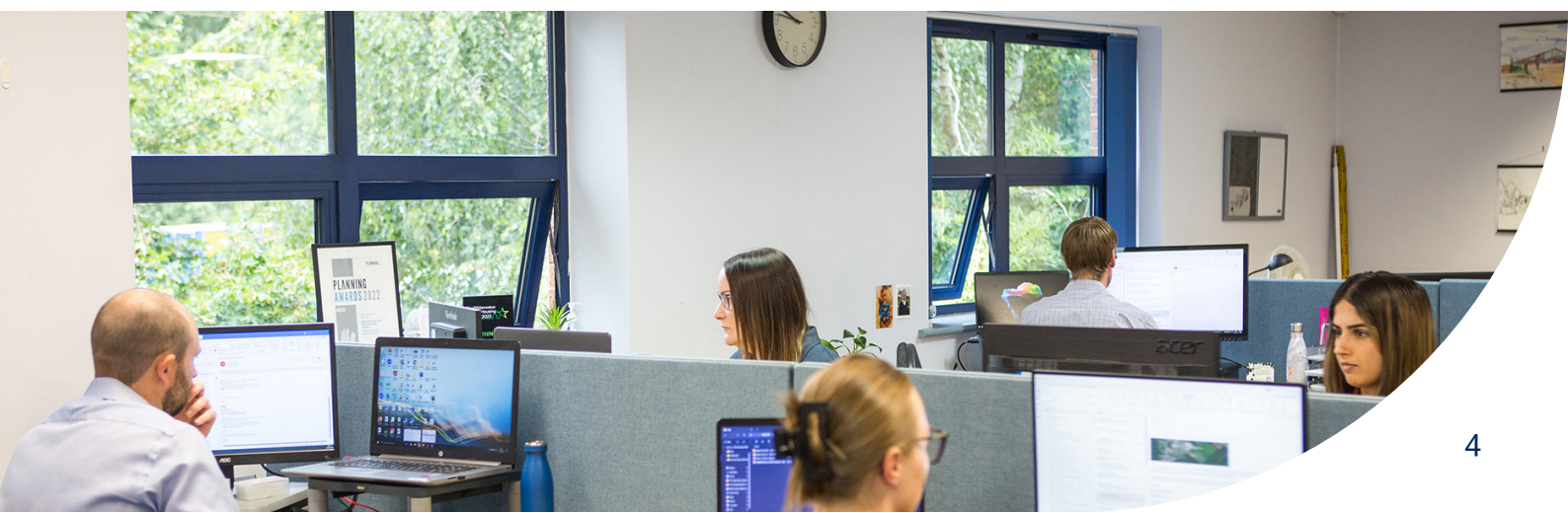
we **deliver** support for affordable homes



Our Services

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Understanding the Challenges You Face

At DLP, we understand the challenges faced by those in the affordable housing sector. Our team of experts are experienced at assisting Registered Providers, Local Authorities and developers to navigate these challenges and deliver affordable accommodation to those in society who need it most.

We understand the importance of high-quality bespoke planning and design strategies which take account of a site's characteristics and the surrounding context, and the importance of integrating new development with existing communities.

We are involved at all stages of the development process, from site identification, feasibility and capacity studies through to the co-ordination, submission and negotiation of planning applications and the implementation of schemes. We advise on residential and mixed-use projects of all scales, from small-scale site development to large regeneration projects and strategic sites including new settlements.



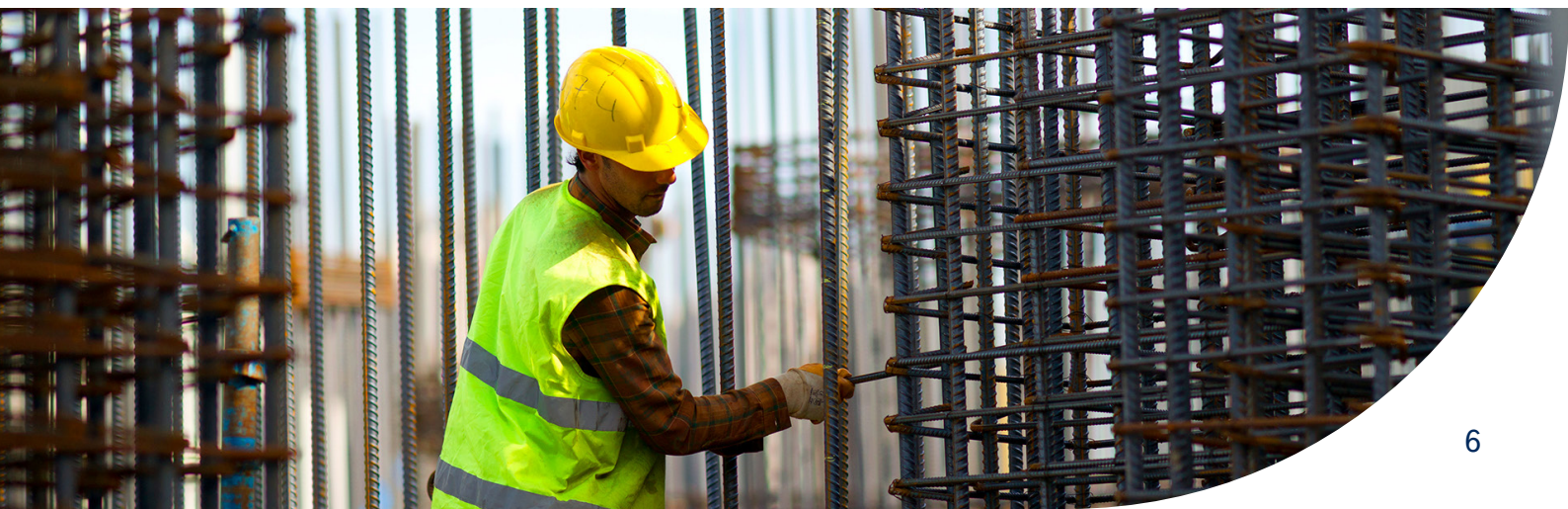
Refurbishment & Modernisation of Existing Stock

We recognise the burdens that recent legislative changes such as the Building Safety Act and Awaab's Law have placed on the sector. For many, this has shifted the focus towards upgrading existing stock.

DLP have a track record of assisting Registered Providers to secure the necessary planning and listed building consents to renovate and refurbish existing homes to meet their legal obligations and to enhance the performance of buildings for providing sustainable living accommodation, including in accordance with the Warm Homes Plan.

Case study examples:

- Stewartby, Bedfordshire
- Various properties in Bedford (BPHA)



Stewartby, Bedfordshire (Sir Malcom Stewart Bart Homes)

Our Planning team in Bedford acted for the Sir Malcolm Stewart Bart. General Charitable Trust, to provide planning advice and support in relation to the replacement of windows and doors on a number of properties across the Estate. The properties were within the Conservation Area and some of them were also Listed Buildings.

Through early engagement with Conservation Officers, DLP successfully demonstrated that the proposed window would replicate the detailing, design and proportions of the original window. The proposal also provided a number of other benefits that included eliminating draughts and providing a warmer and more comfortable living environment for the residents.



Various Properties in Bedford (BPHA)

Our Planning team in Bedford have acted for BPHA, a leading provider of affordable housing in Bedfordshire, to provide advice and planning support in relation to the maintenance and renovation of their existing housing stock. DLP have been successful in achieving planning permission and listed building consent for new double glazed windows and doors to several properties in the Conservation Area and also Listed Buildings.

BPHA also commissioned CASS to model summertime conditions inside four housing blocks in Bedfordshire and Cambridgeshire. The latest technology was used to predict energy flows and peak summertime temperatures in various dwellings and then modelled various remediation options (e.g. ventilation, fabric, glazing, shading) to suit the client's requirements.

Delivering “Section 106” Homes & the ‘Partnership’ Model

Our understanding of the wider planning process and track record of working for some of the UK’s biggest housebuilders means we are uniquely placed to advise clients in the sector on the requirements of Section 106 legal agreements.

We recognise that there are many different models for delivering affordable housing and increasingly private housebuilders are working in partnership with Registered Providers to provide increased certainty and deliver affordable housing.

Case study examples:

- Phase 7, Tattenhoe Park, Milton Keynes (Countryside Partnerships Ltd)

Phase 7, Tattenhoe Park (Milton Keynes) (Countryside Partnerships Ltd)

DLP secured detailed reserved matters permission and discharge of pre-commencement conditions for the erection of 196 dwellings at Phase 7, Tattenhoe Park, Milton Keynes.

The site is allocated for residential development within the Plan:MK 2016 – 2031 and delivers a range of local benefits including affordable housing, areas of open space, new landscaping and ecological enhancements, and local highway improvement works. The scheme also provided financial contributions to local facilities through the MK Tariff. Under an agreed PPA with MKC, RM consent was secured in around 16 weeks from the point the application was validated.

Countryside have a partnership arrangement in place with Paradigm Housing Association to manage the affordable units on site.

Our Bedford Planning team were engaged as lead planning consultant throughout the project to advise initially on planning requirements and assist with community engagement with the Parish Council and local ward members, and then latterly to prepare planning documents, submit the application(s) to MKC and liaise with Council officers accordingly.



New Land Opportunities

With offices nationwide, we pride ourselves on our local planning knowledge. This means we are well placed to provide advice on your next development opportunity; whether this is providing insight on affordable housing need, the latest Local Plan timetable, site planning history, highway constraints or advice on how local policies are being applied.

Case study examples:

- Woodlands Nurseries, Upper Caldecote (Grand Union)
- Darnley Road & Crown Road, Grays, Essex (Thurrock Council)

Woodland Nurseries, Upper Caldecote, Bedfordshire (Grand Union)

DLP Planning were initially instructed to review the original outline planning permission for a new plant production unit enabling commercial development and residential development of up to 35 dwellings and advise how the residential element could be brought forward in isolation to the commercial element and change tenure to fully affordable.

DLP liaised with the Local Planning Authority and were involved in the preparation and submission of a S73 application to vary a series of conditions to separate the commercial and residential elements. DLP were then subsequently instructed to submit and prepare relevant condition discharge applications as well as the reserved matters application for the 35 dwellings.

DLP were subsequently involved in the preparation and submission of a full planning application for an additional 10 dwellings resulting in the delivery of 45 affordable dwellings on the site. DLP continue to be involved in post planning works.

“DLP have dealt with a number of applications to enable us to successfully deliver our largest fully affordable development. Whether it be the s73, outline, reserved matters or condition discharges for this application DLP dealt with each element efficiently and professionally and kept us updated throughout and made the whole process run as smoothly as it could.”

Jonathan Lord (Land Manager, Grand Union Housing Group)



Darnley Road and Crown Road, Grays, Essex (Thurrock Council)

DLP were instructed by Thurrock Council, to assist in the preparation, submission and post-submission monitoring of an affordable housing project in Grays, Essex. The project proposed to re-develop the Darnley Road and Crown Road car parks to provide 53 residential units, 35% of which were affordable. 16 car parking spaces were to be retained with ample cycle storage proposed to accommodate future occupants. There was also to be a large communal courtyard and play area provided in the centre of the development.

DLP were involved in the project from inception, and, as such, were heavily involved in the design's conception and its evolution. This was largely influenced by the pre-application process with the Council and the two in-person public consultations events that were attended by DLP.

DLP co-ordinated the submission of the full planning application, obtaining all final supporting documents from external consultants and preparing a Planning Statement, Affordable Housing Statement and Statement of Community Involvement as well as preparing all relevant administrative forms and documents.

Post-submission monitoring was undertaken by DLP including liaising with the Council's Case Officer, commenting on draft conditions, and draft heads of council's terms, before the planning application was determined at Planning Committee, in which DLP attended and spoke in support of the proposal. The application was granted approval subject to planning conditions.



Urban Regeneration

Many of our urban areas have the greatest need for more affordable homes. DLP has a track record of successfully working with Local Authorities and Registered Providers to bring forward often difficult brownfield sites and regenerate urban spaces.

Case study examples:

- Affordable Homes for Newham Programme
- Global Infusion Court, Chesham, Bucks (Hightown Housing)

Affordable Homes for Newham Programme

Since May 2019 DLP Planning has been advising the London Borough of Newham Strategic Regeneration Department and the Housing Delivery team on the development of eight Council-owned sites (Wave 1), as part of the Council's Affordable Homes for Newham Programme.

The project was in response to the Mayor of Newham's pledge to provide 1,000 new Council-owned homes at social rent levels by May 2022. These eight schemes (Chargeable Lane, Idmiston Road, Bramhall Close, David Street, Anne Street, Forest View Road, Malmesbury Terrace and Landseer Avenue) vary in size from 3 to 27 units and are the first sites to come forward for development as part of the programme.

Two of the schemes (Chargeable Lane and Idmiston Road) were granted planning permission at Planning Committee on 16 December 2019 and the remaining eight sites were approved at Committee on 3 February 2020. These first eight schemes will provide 99 new high-quality homes at London Affordable Rent.

All of these sites are currently occupied by garages, non-residential uses or parking areas, all within the Council's ownership, and are located within existing residential estates/areas, but are typically constrained in terms of proximity to other properties and daylight/ sunlight. The schemes will provide 100 % affordable schemes and a minimum of 39% family units.

Following Wave 1, DLP were then instructed to assist with taking several more sites through the planning process.



Global Infusion Court, Chesham (Hightown Housing)

DLP acted for Hightown Housing Association to assist with the submission of an application for 63 residential units comprising a mix of one, two and three bed properties in a mix of flats and houses, all of which were secured as affordable, as per the NPPF definition (40% social rent, 60% shared ownership). The site comprised a brownfield former employment site within the urban area of Chesham, a market town in Buckinghamshire.

DLP were also instructed to submit an appeal, which was heard by way of Public Inquiry. DLP staff managed the appeal process and provided evidence as expert witnesses on planning, affordable housing and employment land supply matters.

Image provided by Vincent & Gorbing Architects



Image provided by Vincent & Gorbing Architects



Rural Exceptions Housing

Rural Exceptions housing can make a vital contribution to meeting unmet housing needs in rural communities. Such schemes are often not straightforward in planning terms and can require one or all of the following:

- Local need assessment
- Sensitive engagement with parish councils and local people
- Understanding of the local policy requirements

DLP has the experience and skills to advise clients on these matters to successfully secure permission for rural exception projects.

Caddington

DLP assisted our client on thirteen units which, when incorporated within the wider site, were approved as a rural exceptions site. This wider development was associated with the Millfield Green IVG Extra Care facility.



Temporary and Supported Accommodation

We recognise that the affordable housing sector caters for a range of different needs, which requires a range of housing types, whether that be temporary accommodation to reduce homelessness, or supported housing for those with specific needs.

DLP often works with charities and social enterprises to provide planning and development advice.

Case study examples:

- Whitworth Road, Rochdale (Cornerstone Place)
- Winifred Road, Bedford

Winifred Road, Bedford

DLP's Bedford Office achieved planning permission on behalf of the King's Arms Project, a homeless charity, for the change of use of a property to a House in Multiple Occupation (HMO). The King's Arms Project works with vulnerable individuals and provides various support services for individuals and families in need of assistance to come out of homelessness and into a future where they can thrive.



Whitworth Road, Rochdale (Cornerstone Place)

The Highways and Transportation team of DLP Planning provided support to a full planning application for a 30 unit accommodation scheme on brownfield land located off the A671 Whitworth Road in Rochdale for Cornerstone Place, which is a certified social enterprise providing ethical and sustainable social housing for local authorities and Registered Providers.

Key highway issues addressed as part of the application included an assessment of access arrangements to the site for both vehicles and pedestrians, accommodating staff parking on site, the impact for on-street parking in the vicinity of the site, the impact on the public highway, including footpath closures, and the production of a Travel Plan.

A Transport Statement and Travel Plan was provided to support the application which demonstrated that Staff / Visitors would have excellent opportunities to travel to/from the site by sustainable modes of transport, cycle parking was provided on site and the development would not lead to a severe impact on the surrounding highway network.



How Can We Help?

Our Planning team is experienced in providing planning advice and co-ordinating planning applications for residential-led schemes for Registered Providers and we are listed on several Housing Association (HA) Frameworks.

We offer a complementary town planning, design and development consultancy service including:

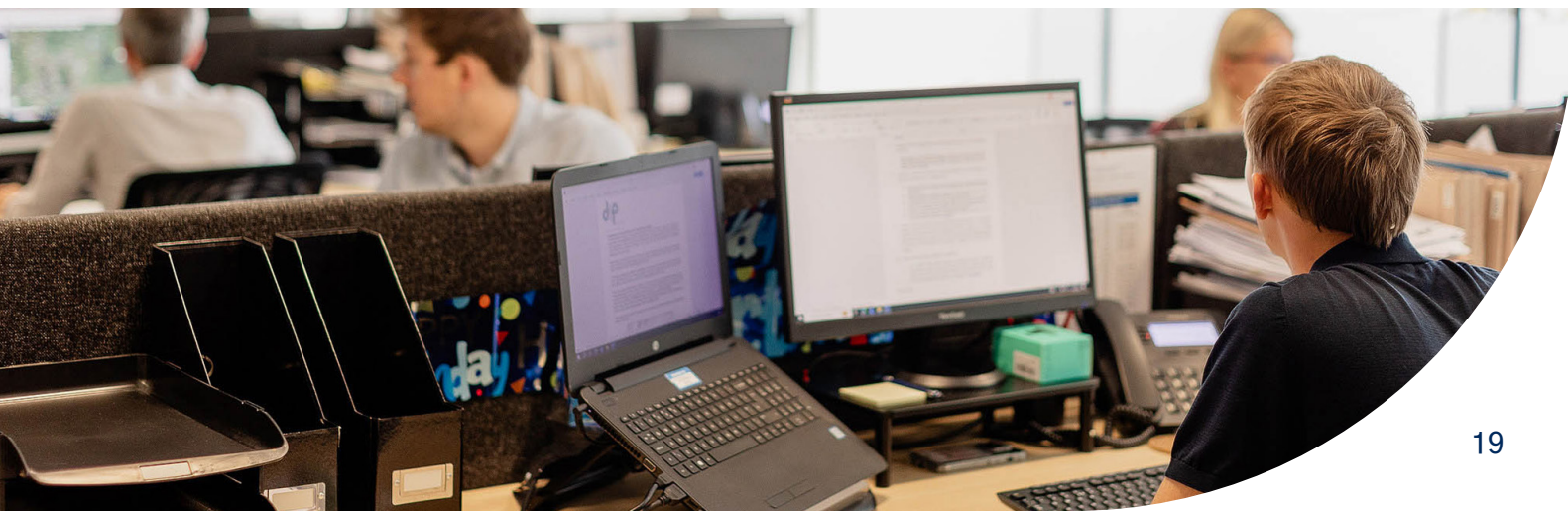
- Planning
- Transport & Infrastructure
- Architecture, Landscaping, Masterplanning & Sustainability
- Research & Analysis



Planning

Our involvement includes the development of strategic sites, estate renewal and small-scale housing schemes. We work closely with our clients to establish the brief, identify key opportunities and potential risks and to establish clear lines of communication. We understand the issues relating to the need for affordable housing, including its finance, its delivery and design standards, as well as site-specific constraints.

- Land and Development Appraisals and Capacity Studies;
- Pre-application advice;
- Planning and listed building applications;
- Local Plan representations;
- Planning Appeals, including expert witness at public inquiry on a wide range of matters;
- The preparation of Planning Statements, Affordable Housing Statements and Statements of Community Involvement;
- Environmental Impact Assessments;
- Public consultation and engagement;
- Project management of planning application process;
- Negotiation with Local Planning and Highways authorities; and
- Advice and negotiation on S106 Agreements, Unilateral Agreements, CIL and planning conditions.



Transport & Infrastructure

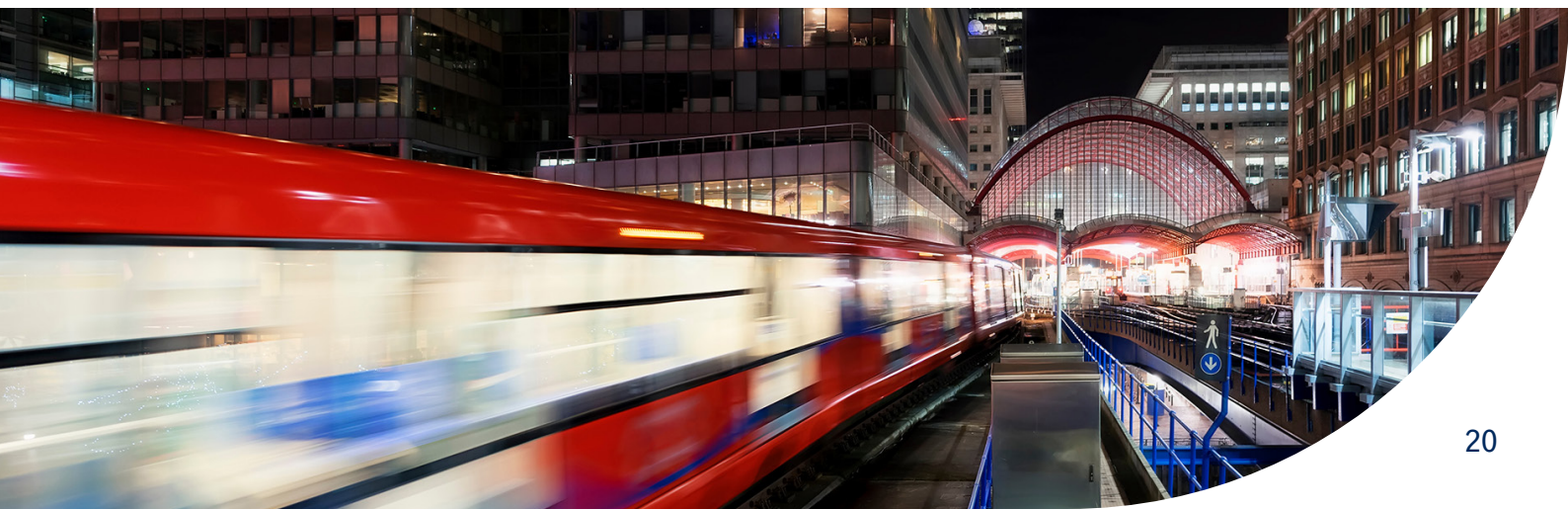
Our Transport & Infrastructure team provides specialist technical solutions for a wide range of clients and their requirements.

We cover the entire development cycle from site identification, feasibility studies and appraisal, through to planning submission stage, design engineering and planning appeals if required.

In relation to affordable housing, a common issue arising is that of parking provision. Our experience and ability to liaise with the Local Highway Authority to explain the bespoke nature of the land use and how this operates from a traffic impact perspective is key.

Our Services Include:

- Transport Planning
- Site Access Appraisals / Feasibility Studies
- Site Promotion
- Travel Plan Co-ordinator
- Highway Design
- Section 278 Agreements
- Flood Risk Assessment & Drainage Strategies



Architecture, Masterplanning & Sustainability

CASS is our multidisciplinary design consultancy. CASS Design Consultants work in collaboration with the DLP Consulting Group to provide a comprehensive and integrated range of services, including architecture, landscape architecture, masterplanning, conservation design and sustainability consultancy. CASS have extensive experience in affordable housing masterplanning and individual dwelling design.

CASS leverage over 40 years of industry experience and this fully co-ordinated partnership within the DLP group allows for a seamless process from concept to completion, ensuring well-designed, functional and environmentally responsible outcomes.

Our Services Include:

- Architecture
- Landscape Architecture
- Masterplanning
- Conservation
- Sustainability



Research & Analysis

DLP's Research & Analysis team provides expert technical evidence on population, demographic, housing need and housing land supply matters to a wide range of public and private sector clients.

Our services include:

Our Research & Analysis team advise clients on a wide range of issues including:

- Housing Need Assessments; including for older persons, student and affordable housing;
- Housing Mix and Tenure Assessments;
- Socio-Economic Benefits of housing (including Health Impact Assessment and Economic Impact Assessments);
- 5 Year Housing Land Supply;
- Housing Delivery Test;
- Strategic Housing Land Availability Assessments;
- Strategic Site Promotion; and
- Expert witness at local plan examinations and public inquiries.

Specifically for our Registered Provider clients, we have prepared:

- Local Affordable Housing Need Assessments – These have been used to support development in urban and rural locations. They can be used to assist with demonstrating there is an affordable need in a specific location, comply with rural exception site policies and satisfy entry level exception site requirements.
- Housing Mix Assessment – We undertake a detailed assessment of the existing housing mix and local market trends and demands, which can be used to support planning application submissions by demonstrating how proposed development will contribute to meeting the long-term housing needs of an area.

“DLP have provided a thorough, professional, and excellent service in both the promotion of strategic land and subsequent planning applications and successful appeal inquiry. DLP's planning advice has been robust throughout the whole process and they have managed the project team with superb efficiency.”

Duncan Murdoch – Director, Moulton Walker



Our Clients

Aldwyck Housing Group (now Peabody)

BPHA

Clarion Housing Group

Cornerstone Place

Countryside Partnerships Ltd (Vistry Group)

Grand Union Housing Group (now Amplus)

Hightown Housing

IMPAKT Housing & Support

Jigsaw Homes Group Limited

London Borough of Islington

London Borough of Newham

Silva Homes

Sir Malcolm Stewart Bart General Charitable Trust

The Regenda Group

Thurrock Council

Wattsdown Developments Ltd





"DLP offers bespoke and high quality planning advice to all our clients. Our dedicated Affordable Housing Sector Team brings together the skills, experience and understanding, including that of the registered provider model, that are most valuable to assist on affordable housing schemes. This allows us to provide sound and robust planning advice on all planning matters"

Abigail Upton BA (Hons) MSc MRTPI,
Associate Planner, DLP Planning Limited



**Planning Research & Analysis
Transport & Infrastructure
Architecture & Masterplanning
Energy & Sustainability Services**

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