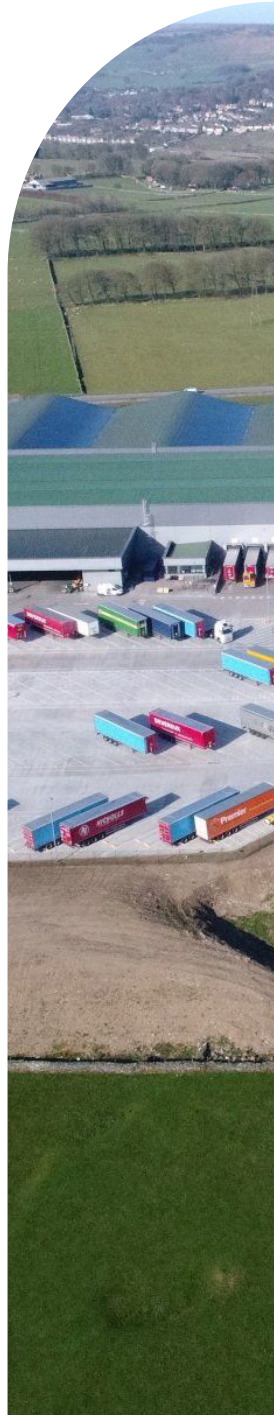


Commercial, Industrial & Logistics Sectors



“DLP Planning delivers commercially-focused planning and development consultancy services to clients across the UK. With national coverage from regional offices, we combine local market knowledge with a strong understanding of planning policy, enabling us to provide informed, practical advice tailored to each project.

The industrial and logistics sector continues to attract significant investment. Changes to national planning policy have strengthened support for laboratories, advanced manufacturing, gigafactories, data centres, and freight and logistics developments.

Our experienced team provides advice throughout the planning process, from development plan policy and site promotion through to planning applications and appeals. We work closely with clients to secure site allocations and planning permissions, helping to unlock development opportunities and deliver successful outcomes.”

Michael Edgar BA (Hons) DipTP MRTPI
Director – DLP Planning Limited



DLP is one of the UK's largest independent planning consultancies and has been providing expert planning advice to a range of private, public and community clients for over 30 years. DLP has a strong focus on the commercial, industrial, logistics and data centre sectors.

DLP offers a full suite of development services, including pre-acquisition due diligence appraisal work, architectural, masterplanning and landscape design, local plan site promotions, planning application submissions and planning appeals.

DLP benefits from in-house transport and highways specialists, flood risk & drainage experts to support the wider infrastructure design work.

If you would like to contact our Commercial, Industrial & Logistics team, please email: commercial@dlpconsultants.co.uk or visit www.dlpconsultants.co.uk

we **del**iver commercial **p**roperty solutions



Our Strategic Land Services



Planning Services

Our Planning Team advises clients on planning applications, appraisals and appeals, regeneration, strategy, community & stakeholder engagement and planning policy.

We are also widely experienced in advising on the promotion of land and buildings through the development plan process. We provide tactical advice on how best to proceed and maximise chances of securing allocations in development plans. We have an established track record in advising a range of housebuilders, landowners and developer clients who regularly look to the practice for advice on how best to proceed with their land interests and maximise value through the development plan process.

Working closely with our colleagues in our Research & Analysis, Architecture and Masterplanning, and Transport & Infrastructure Teams, we are able to provide informed strategies for strategic sites and provide a range of evidence-based documents to support the promotion of strategic land through the development plan and planning application process.

Our services include:

- Site Searches;
- Planning Input into Bids for Land;
- Planning Appraisals / Risk Assessments and Strategy Advice;
- Green Belt and Grey Belt Assessments;
- Call for Sites Submissions;
- Development Plan Representations;
- Attendance at Local Plan Examinations;
- Public and other Stakeholders Consultation;
- Planning Application Submissions;
- Environmental Impact Assessments, including Screening and Scoping Submissions;
- Planning Appeals;
- Expert Witness; and
- Section 106 and CIL Advice;



Case Studies

Suffolk Business Park, Bury St Edmunds – St. Edmundsbury Borough Council

DLP led the preparation of an outline planning application on behalf of Jaynic Suffolk Park Ltd to create circa 185,000 m² of employment space, as part of a strategic extension to Suffolk Business Park. The scheme provides significant economic growth opportunities for Bury St Edmunds and an estimated 5,000 new jobs.

The site forms part of a wider allocation in the Council's Development Plan for strategic employment provision. This was linked to the construction of a new Eastern Relief Road for Bury St Edmunds (now completed) and the development of 500 new homes and a secondary school.



South Caldecotte, Milton Keynes

The circa 60 ha site (Milton Keynes's largest allocation for employment uses) was refused by Members at planning committee, despite DLP securing its allocation in the Local Plan.

DLP won consent at appeal. The site was then sold to PLP.



Midway Park Masterplan (Panattoni Park), Junction 16 of the M1 Motorway (Northampton)

DLP successfully promoted the site and secured a site allocation in the Local Plan Core Strategy for Hampton Brook. The client developed the initial phase and then sold the rest of the site for it to be built-out by Centerbridge & Panattoni, who have delivered buildings of between circa 10,000 m² and 75,000 m² of industrial and logistics warehousing.



Buxton Waters Factory, Buxton, East Midlands – High Peak Borough Council

DLP Group's CASS secured planning approvals for the relocation of Buxton Water from a long-established town centre factory to an open landscape setting outside the town.

The planning arguments were compelling and underpinned by an exhaustive site selection process to demonstrate that the selected site was the most appropriate.

The DLP team worked in collaboration with High Peak Borough Council to ensure that the design of the new factory building was of the highest standard, particularly as it is viewed from the Peak District National Park.

DLP Group was subsequently appointed for a further phase of expansion including a £31m, circa 14,000 m² 'Clad Rack' state-of-the-art automated logistics warehouse and distribution centre, offices, services areas and substantial landscape works.



Logistics North (Cutacre Colliery)

DLP Group's CASS delivered the masterplan for a highly complex regeneration scheme and for one of the UK's largest coal tips to provide a strategic employment site and a 550-acre community country park.

The scheme delivers landscape restoration of a 330ha open-cast coal mine to provide 85ha of mixed-use development, with new naturalistic landforms, water bodies and extensive woodland.

The masterplan included extensive new habitat creation, sophisticated drainage and a long-term landscape management plan.

Project Palm Film Studios, Quest Pit, Stewartby, LPA

DLP provided transport and highways support and inputs to a major planning application for the development of a film and TV studio campus (Use Class E(g) (i-iii) and B8). The site encompassed circa 100,000 m² of film studio space including sound stages, workshops, set construction areas, warehouses, restaurants, entrance buildings, accommodation buildings, a detailed entrance facility, ancillary floor space and two new major access junctions from the B530 Ampthill Road.

The development proposal included a 1,200 space multi-storey car park with 400 EV charging spaces and 400 covered and secure cycle parking. An on-site bus interchange would provide a 24 hour EV shuttle bus service linking the site with interchanges including Bedford bus and rail stations, Stewartby rail station and the new Wixams rail station. The layout included internal shared space roads further promoting walking and cycling throughout.

Extensive discussions were required with National Highways (NH), Bedford Borough Council (BBC) and Central Bedfordshire Council (CBC) Highways with permission granted in 2023.



Factory 2050 and Innovation District, Sheffield City Council

DLP submitted a planning application on behalf of The University of Sheffield for Factory 2050 on land off the Sheffield Parkway formerly in use as Sheffield Airport. Having prepared a robust application, consent was secured within the 13-week determination period. The development was completed in December 2015.

The £43m research factory was designed to meet the future needs of aerospace and other high-value manufacturing industries. The 6,730 m² industrial research base development is the UK's first fully reconfigurable assembly and component manufacturing facility for collaborative research. The facility is now home to approximately 75 research staff.

Factory 2050 is the anchor for the wider University of Sheffield Innovation District, made up of developments that were secured by an outline planning application for the creation of the £400m Advanced Manufacturing Research Centre and Engineering Campus (AMRC). The wider site comprises 18.6ha of land adjacent to Factory 2050.

The development offered the potential to provide more than 100,000 m² of additional floorspace and the plans were given unanimous backing by Sheffield City Council planning committee. The outline application was subject to an Environmental Statement scoped and managed by DLP. The application site included land within the Green Belt and very special circumstances were demonstrated by DLP to justify the release of the land for development at that time.

DLP Group continues to advise on the site including on new development opportunities and transnational research investments in the area.



Boeing: Sheffield – Sheffield City Council

DLP was commissioned to provide planning consultancy advice on the preparation of a new advanced manufacturing facility on land within the University of Sheffield Innovation District, as part of AMRC. This was secured by a reserved matters application following the earlier outline planning permission, which DLP secured in 2016 for the 18.6ha AMRC, which now forms part of the wider University of Sheffield Innovation District.

The facility provides a high-tech manufacturing and product development line for aviation and light-weight technologies. The new facility provides 6,200 m² of floorspace including mezzanine floors and ancillary spaces. The design of external plant, cooling and storage areas critical to the operation of the building continued to evolve after consent was secured. DLP project-managed the process through securing S96a (non-material amendments) and S73 (minor material amendments) applications to ensure the facility is optimised for its use.

DLP co-ordinated the submission of the reserved matters planning applications for the development including detailed design, access, siting and layout of the production facility. This was accompanied by an application to discharge specific conditions on the earlier outline approval which were relevant to the Boeing Sheffield scheme and the locational context of that element of the site. The facility is now fully operational and employs 90 members of staff at the facility.



Freshney Place, Grimsby – North East Lincolnshire Council

DLP formed part of the project team that obtained planning permission for the town centre regeneration of Freshney Place in Grimsby. As a Local Authority-led scheme, the Regulation 3 application was made on behalf of North East Lincolnshire Council.

Comprising demolition and redevelopment of the western element of the existing Freshney Place shopping centre to create a new market and food hall, new commercial and retail spaces, it includes a new cinema and a leisure use building. Significant improvements to the public realm were also included.

DLP project-managed the pre-application discussions with officers as well as planning application submission and the public consultation work, which included a public exhibition event at the site which provided the community with an opportunity to meet the project team and discuss the proposal. The feedback from these consultations were then reported as part of the planning application in a Statement of Community Involvement.

DLP also prepared the EIA Screening Request, Planning Statement, Heritage Statement, and Statement of Community Involvement, whilst providing project management throughout the application process and the eventual presentation of the scheme to the Planning Committee.

The development created a new retail and leisure quarter for the town, revitalising the streets with vibrant shopping, increasing footfall and local spending into the area. Proposals such as this are crucial to ensure that vacant spaces and derelict shops can be adapted and regenerated as an example of re-purposing town and city centres.



Pennine Five, Sheffield– Sheffield City Council

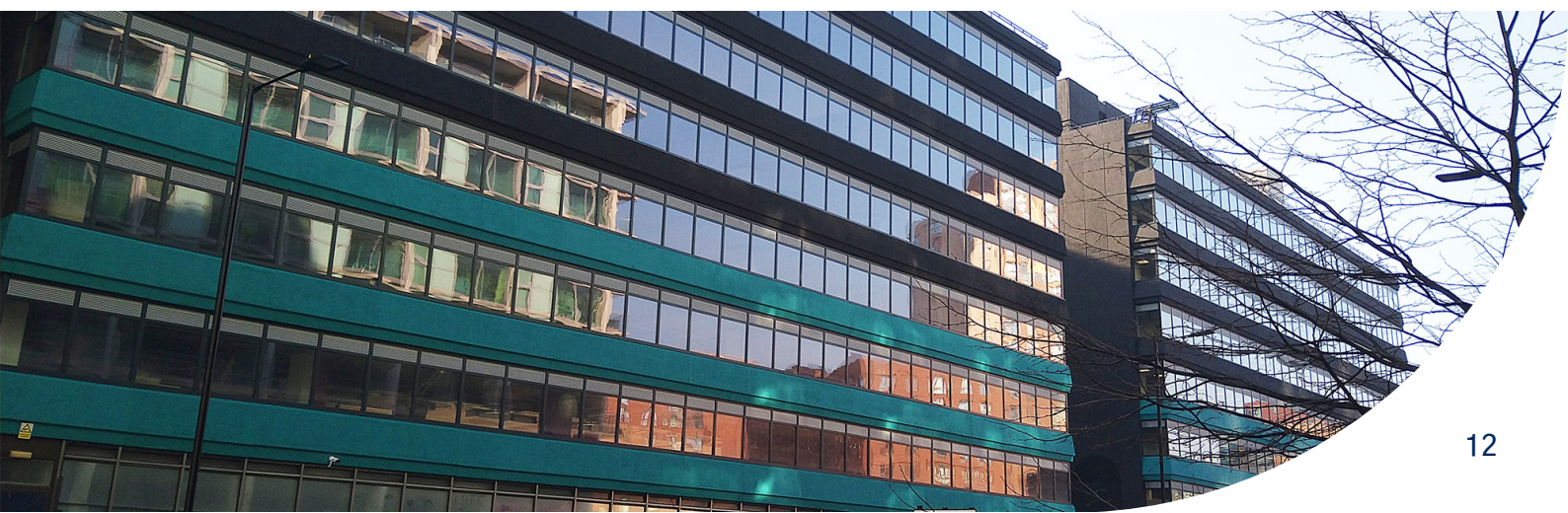
DLP secured planning permission for the redevelopment and regeneration of the former HSBC Offices in central Sheffield. Following the relocation of HSBC to new premises within the Sheffield City Council Heart of the City redevelopment in 2019, the site was acquired by RBH Devco Ltd. After consideration of the best use of the site, a range of commercial space, co-working and other business spaces were adopted as the preferred function of the five interconnected office blocks which vary in height between 6 – 13 storeys and will ultimately provide 28,000 m² of floorspace.

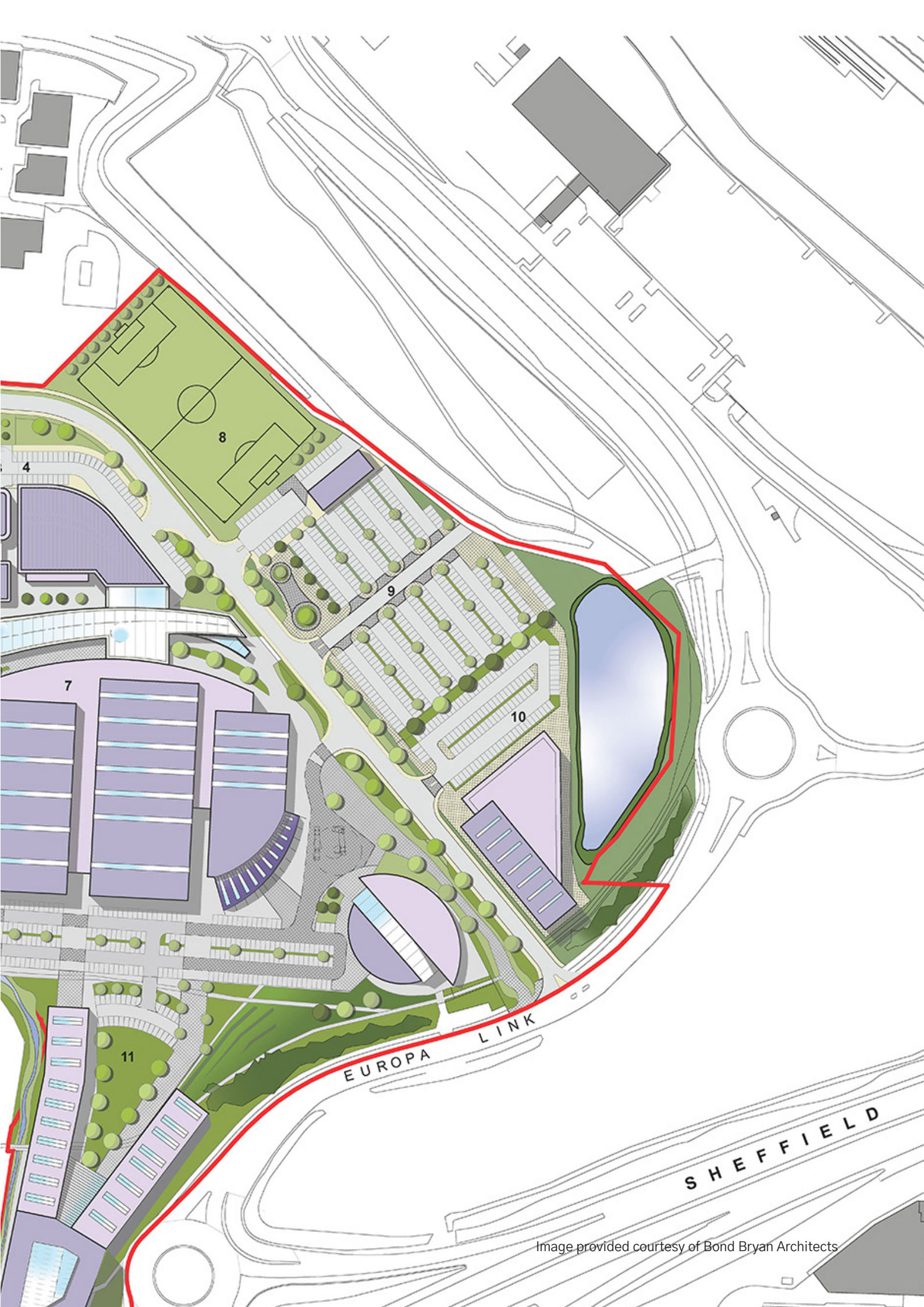
A key aspect of the project was maintaining the site's historical integrity while incorporating sustainable building practices. The decision to retain and repurpose existing structures instead of opting for complete demolition saved over 170,000 tonnes of CO₂ emissions, significantly reducing the project's environmental footprint. This approach was a key element for this scheme securing the title of best 'Sustainable Development' at the South Yorkshire Property Gala Awards and it was subsequently nominated for the RTPI Yorkshire Award for Planning Excellence.

The project exemplified how urban spaces can be transformed into vibrant, thriving hubs. As cities worldwide seek to navigate the challenges of urbanisation and climate change.

Pennine Five is more than a redevelopment project; it showcases how thoughtful design and planning can create lasting positive impacts on cities and communities.

The venue has hosted the Alternative MIPIM event in Sheffield and is now occupied by Spaces Sheffield, Sheffield College for teaching space as well as First Intuition accountancy training facilities.





Ousegill Warehouse, Ouseburn – North Yorkshire Council

DLP obtained full planning permission subdivision of an existing warehouse to provide commercial space (Use Class E) and improvements and refurbishment to existing buildings to provide improved warehouse space.

It was shown that there would be positive effects of diversifying the employment offer on the site to include Use Class E premises as well as retained warehouses (Use Class B8) with improved amenities and appearance. This would increase commercial and business space of around 1,000 m² whilst circa 3,500 m² of storage and distribution were invested in.

The Economic Development Officer agreed that there was a lack of suitable B use class premises in the district and that significant demand for these premises would likely be encountered in the future. Under a separate certificate of lawfulness application, DLP was able to demonstrate that refurbishment works and improvements to the facades and rooflights did not require planning permission on the retained warehouses to the north. Officers concluded that this would support the Council's Economic Growth Strategy by providing and enhancing premises for employment use and thereby enabling local companies to stay and grow and/or attract inward investment.

This had the benefit of improving the noise profile of commercial activities closer to the new residential environment. In doing so, the proposals constituted sustainable development and contributed to the employment offer within the area.





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

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