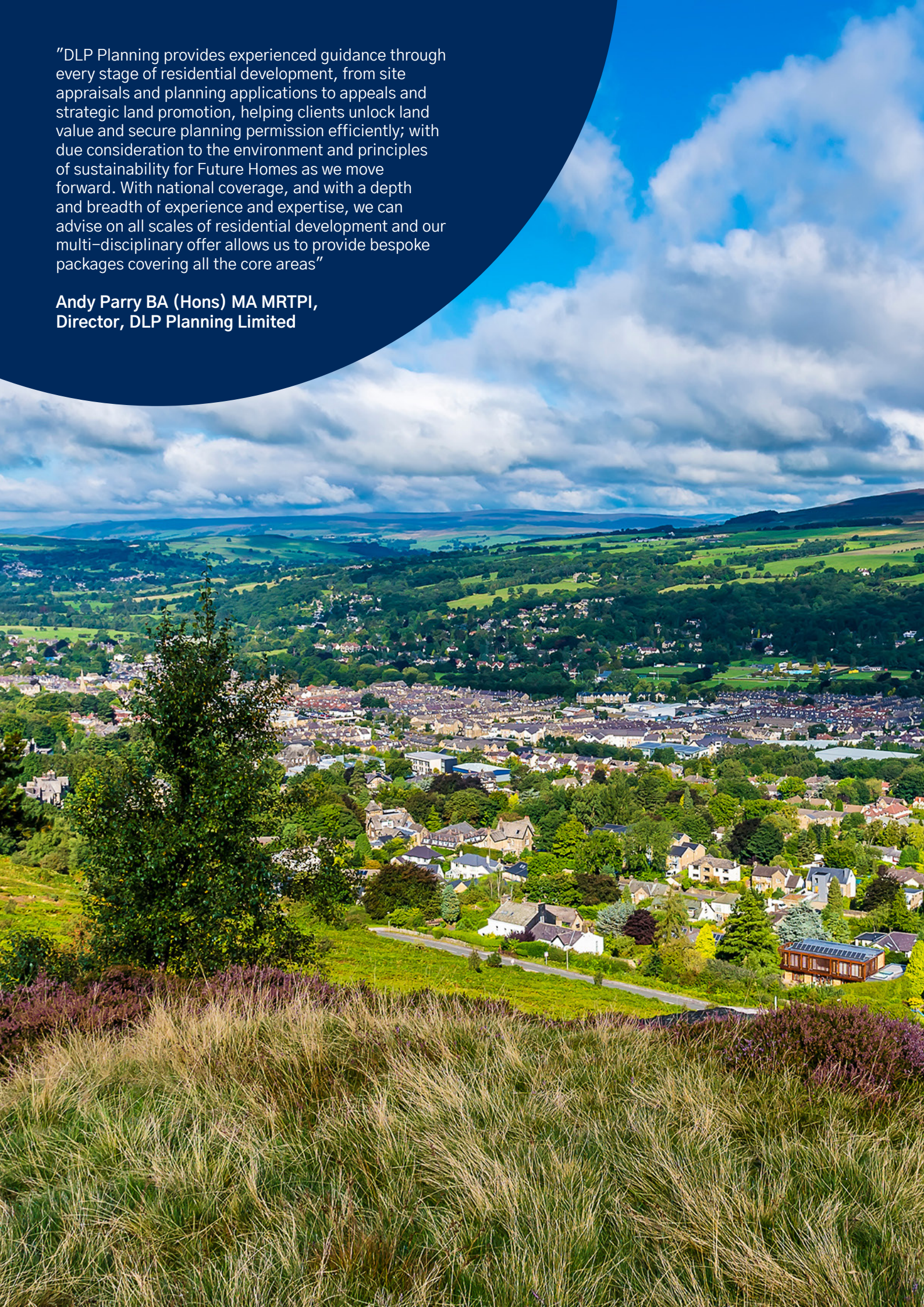


Residential Sector



"DLP Planning provides experienced guidance through every stage of residential development, from site appraisals and planning applications to appeals and strategic land promotion, helping clients unlock land value and secure planning permission efficiently; with due consideration to the environment and principles of sustainability for Future Homes as we move forward. With national coverage, and with a depth and breadth of experience and expertise, we can advise on all scales of residential development and our multi-disciplinary offer allows us to provide bespoke packages covering all the core areas"

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



DLP is one of the UK's leading independent planning-led practices, providing tailored multidisciplinary advice, focusing on resolving the many issues that arise from balancing development needs and impacts, optimising land use and delivering sustainable development.

There is an acknowledged housing crisis across Great Britain with the supply of new homes not keeping pace with need. DLP works with developers and local authorities to facilitate the delivery of new homes in appropriate locations.

We provide expertise across the residential sector, encompassing the whole spectrum of residential development, including city centre living, Private Rented Sector (PRS), purpose built student accommodation, urban villages, urban extensions, and new settlements.

Our geographical spread means we are embedded in our regional markets and our experts have experience and a sound understanding of local, regional and national issues and policies in the residential sector. We can advise on the need for housing, the development potential of sites, and can assist in identifying sites or locations with the potential for housing development.

We can offer a whole-life service, from site identification and appraisal, the promotion of sites through the local plan process, the preparation and management of planning applications and appeals, through to discharge of conditions for all sizes of projects, from single dwellings up to strategically significant residential development and urban expansion.

If you would like to contact our residential team, please email:
residential@dlpconsultants.co.uk or visit www.dlpconsultants.co.uk

we deliver places



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Planning Services

DLP's Planning team offers comprehensive planning consultancy services across all aspects of development management and planning policy preparation. We work on a varied scale of projects from minor to major scale developments.

We advise clients on planning applications, appraisals and strategy, regeneration, appeals, community and stakeholder engagement and planning policy.

DLP is 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 for our advice and 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.

Our multi-disciplinary structure also enables us to draw upon our in-house specialists to deliver the right combination of skills to deliver a viable solution and positive planning outcome.

Our broad areas of service include:

- Planning Applications
- Planning Appeals
- Site Promotion
- Site Appraisals and Strategy Advice
- Site Searches
- Condition Discharge
- Reserved Matters Applications
- Prior Approval Applications
- Permitted Development
- Community & Stakeholder Engagement
- Expert Witness
- Certificates of Lawful Use
- Green Belt Assessments
- Grey Belt Assessments
- Enforcement Notice Appeals
- Environmental Statements
- Sequential Testing
- S106 and CIL
- Advertisement Applications



Bishopton Community Growth Zone

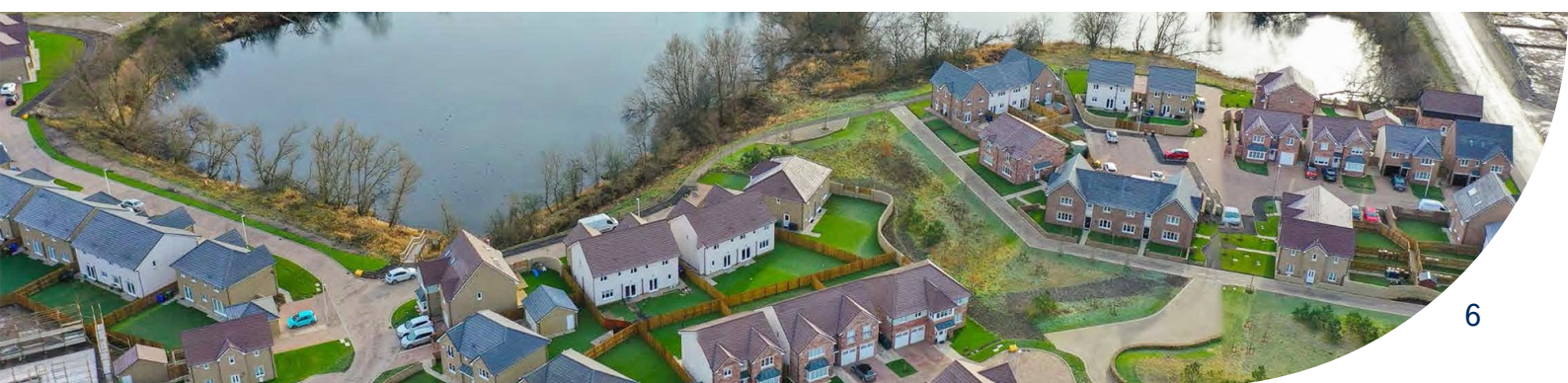
We are appointed by BAE Systems as lead consultant to advise on the comprehensive regeneration and masterplanning of the Bishopton Community Growth Area (CGA). The CGA is focused on the former Royal Ordnance site at Bishopton, formerly one of the largest munitions sites in Europe. The planned development includes 2,500 homes, 154,000m² of commercial and community use, extensive areas of public open space, including a 600ha Community Woodland Park.

DLP's involvement has included the delivery of planning, masterplanning, landscape design and ecology services, with the management of co-consultants and surveyors to address transportation, drainage, utilities, and ecology. We have taken a primary role in the dialogue with Renfrewshire Council and other statutory authorities, while organising and leading programmes of community engagement. Our role has embraced a range of responsibilities over a considerable time period, to support outline planning applications for the mixed-use development, with a new motorway junction onto the M8, remediation of the site and associated bulk earthworks, the construction of a specialist landfill facility, and applications for structural landscape and infrastructure. This has included:

- Housing needs and land availability assessments.
- The overall project management and co-ordination of an extensive professional team.
- The preliminary feasibility and capacity study on behalf of the Scottish Government, Renfrewshire Council, Scottish Enterprise and BAE Systems.
- Subsequent promotion of the development opportunity through the statutory plan making process.
- Preparation of Design Codes for each phase of development.
- A strategy for the design and delivery of the Community Woodland Park.

For each of the major planning applications a separate and individual EIA process has followed, with all the Environmental Statements being provided by CASS.

This is a challenging project revolving around the cost-effective regeneration of the largest brownfield site in Scotland. Environmental, design, planning and community issues have been considered in parallel to arrive at a masterplan framework that will be sustainable for over 20 years. The integration of remediation, biodiversity, and surface water drainage have posed complexities, being addressed through an approach to masterplanning which extends well beyond land use, demonstrating that environmental and engineering constraints can be addressed through a holistic approach.



Willen Road East, Milton Keynes

DLP successfully secured outline planning permission on behalf of Bloor Homes for a major residential scheme on the edge of Milton Keynes. The scheme secured consent for up to 800 dwellings, comprising affordable housing, a primary school site, local centre and public open space.

The site forms part of a wider allocation set out in the Milton Keynes East Supplementary Planning Document (SPD) for 5,000 dwellings. DLP also assisted the client in making representations to the draft SPD prior to its adoption by the council and the submission of the application. Pre-application discussions with the local planning authority (LPA) centred around the scheme masterplan, with both the LPA and Newport Pagnell Town Council keen to ensure it met the principles outlined in the SPD to achieve a cohesive and comprehensive development across the allocation.

Due to the impact of Covid 19 at the time, public consultation took the form of a series of online events and the publication of a consultation website, produced in-house, a service carried forward in the post-covid era on most of our major sites.

DLP coordinated the application submission, including an Environmental Statement, working with Milton Keynes Council through to a positive determination, working through issues such as priority habitats, grid road hierarchy, and sports facilities provision. We also advised on S106 matters. DLP took part in Design Forum sessions with the council prior to determination and represented the client at planning committee.

Image provided courtesy of Pegasus Group



Research & Analysis Services

DLP's Research & Analysis team frequently assists with the broad range of evidence needed to support the delivery of residential development at both site promotion and application stage. We provide this work for proposals ranging from single dwellings through to large-scale residential schemes and strategic urban extensions.

Our inputs are widely relied upon as part of planning strategies to demonstrate the need and benefits for development on unallocated sites, including through housing need and supply assessments, or to ensure the delivery of sites identified in the development plan.

Local authority validation lists frequently include requirements to prepare a variety of socio-economic assessments to demonstrate policy compliance and the benefits provided by development. These increasingly include reports such as Health Impact Assessments and Economic Benefits Statements.

We are expert at demonstrating where the application of policy provisions should be varied in respect of specific proposals, taking into account local circumstances and potential site constraints. We can provide local housing need assessments to support variations in housing mix and tenure, for example in response to increased local needs for family housing or starter homes, to assist in securing consent for deliverable and implementable schemes.

We apply this evidence to a wide spectrum of proposals for residential development looking to address the needs of different groups, whether as part of conventional mixed-tenure housing, assessments to support the need for houses in multiple occupation or to provide for new markets such as build-to-rent and self-build.

Our broad areas of service include:

- Housing needs and land availability assessments
- 5-year housing land supply assessments
- Specialist housing needs assessments including older persons' housing and care beds, local affordable housing, student housing, housing in multiple occupation (HMOs)
- Health Impact Assessments
- Strategic site searches and site promotion
- Sustainability appraisals
- Planning Appeals
- Expert Witness

Land East of the A10, Buntingford

DLP Planning secured outline planning permission for up to 350 residential dwellings, 4,400m² of commercial and services floorspace and 500m² of retail floorspace on land east of the A10, Buntingford.

DLP Planning have been involved in the site's promotion since 2014 and the most recent planning application was in 2023 following a previous refusal for a hybrid planning application in 2022. This was pursued on the basis of a lack of 5-year housing land supply as calculated by the Appellants, poor performance of the allocated sites in delivering the housing that the Local Plan required and the need for a plan review as the housing requirement and distribution policies became out of date.

The application was refused by East Herts District Council for several reasons.

DLP Planning were subsequently instructed to prepare and submit an Appeal which was heard by way of Public Inquiry. DLP acted as expert witness in respect of Planning and Five-Year Housing Land Supply.

The scheme was allowed by the Inspector in August 2024 with substantial weight given to the provision of affordable housing; significant weight given to the delivery of market housing, the provision of self-build properties, the provision of employment and retail floorspace provision and moderate weight given to the proposed improvements to the local bus service and highways improvements. The Inspector also concluded that the Council were unable to demonstrate a five-year housing land supply.

DLP have now been instructed to pursue the reserved matters and discharge of condition applications.



Transport & Infrastructure

The Transport & Infrastructure team is a specialist team within DLP Planning Ltd that focuses upon undertaking highways and transportation consultancy services. The team has a track record in providing highways and transportation services on a number of residential schemes having worked on schemes from small single units to multi-million pound mixed use developments and urban extensions/strategic sites.

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

Our broad areas of service include:

- Site Feasibility Assessments
- Accessibility Appraisals
- Site Access Appraisals
- Preliminary design works
- Transport Statements/Assessments
- Travel Plans
- Travel Plan Implementation/Monitoring
- S278 and S38 detailed highway design work
- Discharge of Highway Planning Conditions
- Stopping up orders/PROW orders and diversions
- Transport inputs to Environmental Statements
- Drainage Strategy Design and Flood Risk Assessments



Higham on the Hill, Leicestershire

The DLP Transport & Infrastructure team were integral in seeing the site at Higham on the Hill gain planning permission in 2022 for up to 61 dwellings. It was an outline planning application, with the DLP Transport & Infrastructure team being involved from the onset. Our works involved extensive pre-application discussions with Leicestershire County Council, and we also undertook detailed highway capacity assessment modelling works to assess the likely impact of development traffic on the surrounding highway network, identifying any mitigation required. The scheme allowed for a new access point to be provided, with off-site highway improvements required to ensure that a geometrically compliant scheme could be delivered. The site is now being built out by Owl Homes for future residents to enjoy.



Knights Farm, Rushden East

DLP Planning are providing multi-disciplinary inputs to support a hybrid planning application including Planning, Masterplanning, Transport/Highways Design, and Drainage for this mixed-use development at Knights Farm, Rushden East. This includes an outline application for the phased development of up to 500 dwellings, 5,700m² of employment development, and open space, with a full planning application for the access and on-site spine roads, associated access junction arrangements, and drainage infrastructure. The proposed development site forms a key element of an area allocated as the Rushden East Sustainable Urban Extension (SUE). The integration of the masterplan layout and highways infrastructure of Knights Farm with the wider SUE area have posed key challenges, as well as wider connectivity to Rushden and the impact of traffic on the Strategic Highway Network. Extensive discussions with National Highways, the use of a micro simulation model, and mitigation at key junctions addressed these matters.



Masterplanning & Architecture Services

As a RIBA and Landscape Institute Registered Practice, DLP has experience of providing architectural, landscape and masterplanning design services. Our work covers all aspects of development design from site assessment through to detailed construction design and supporting contractors during delivery.

Our team can support throughout the RIBA work stages, assisting in preparing the brief and developing the concept through to the preparation of detailed drawings and working alongside contractors during delivery.

Our broad areas of service include:

- Brief writing
- Site evaluation and Character Assessments
- Feasibility, Options and Capacity Studies
- Concept Design
- Site masterplanning, frameworks and layouts
- Landscape Impact Assessments
- Hard and soft landscape design and specification
- Design Code preparation
- Streetscape design
- Lead Consultant and Design Team management
- Full contract administration
- Novated Architect (design and build)
- Principal Designer Services
- Interior Design
- Visualisations



Carlton Road, Turvey

DLP Planning and Cass Design secured outline planning permission for 25 dwellings on a site to the North of Turvey. The site was allocated in the Local Plan and identified in the Neighbourhood Plan, with the community recognising that new homes will support the village's existing facilities.

The site benefits from proximity to existing play and recreation facilities as well as views over the surrounding countryside.

DLP Planning and Cass Design prepared an initial feasibility study that looked at development options for the site, taking into consideration surrounding designated heritage assets, the public right of way network, and the site's location on the edge of the village.

A generous landscape buffer was proposed at the western edge of the development. This allows for separation from Carlton Road and seeks to protect the setting of the Grade II Listed Turvey House to the west.

Additional landscaped buffers were proposed along the northern and eastern boundaries to define a new village edge. The landscaped area at the eastern edge of the site is formed by an existing public right of way, linking the site with the existing built-up area of Turvey.



Grange Farm, Bovingdon

DLP's Planning and Research & Analysis teams are delighted to have assisted Taylor Wimpey and Whiteacre Ltd secure planning permission for up to 186 dwellings and 59 units of Extra Care accommodation on land at Grange Farm, Bovingdon. DLP were first instructed in 2020 and prepared representations to support the site's proposed allocation in the then Regulation 18 version of the emerging Dacorum Local Plan. Permission was granted via Planning Committee in April 2024.

DLP acted for the site promoter, proposing changes to the allocation to further optimise the site's potential for development, providing local benefits and prioritising social infrastructure enhancement. Representations reinforced the exceptional circumstances identified to amend the site's Green Belt designation. Delays to the Council's Local Plan timetable followed, although unlike other proposed locations, Grange Farm was retained as a draft allocation within a 2023 consultation on revised strategy proposals.

A Hybrid planning application was submitted in August 2023 informed by community and stakeholder engagement, and the local planning authority comprising pre-application advice and input from the Design Review Panel, identifying very special circumstances for approving development prior to the emerging Local Plan. This was put forward in-tandem with bespoke SANG proposals for mitigation of recreational impacts at the Beechwoods SAC.

Working alongside stakeholders and statutory consultees through the determination process, the promoters secured all of the key elements of their vision for the site, including support for the betterment of surface water drainage and the inclusion of housing for older people (acknowledging evidence provided by DLP). Hertfordshire County Council accepted financial contributions to secure future school places, freeing up land initially proposed for safeguarding. The site secured the provision for a minimum of 1.15ha community land for outdoor sport/recreation and construction of community buildings (Use Class F) including a scout's hut, community orchard, gardens, green space and landscaping.

The application was put forward with timescales overlapping the then-emerging Bovingdon Neighbourhood Plan, which was unable to propose land in the Green Belt for allocation. A high level of local support was received which was acknowledged to contribute towards several of the priorities identified by the Plan, while according with the relevant development management policies.





Sustainability Engineering

With increasing requirements for developers to demonstrate high energy efficiency schemes incorporating low carbon solutions; our inhouse sustainability services team provides ideal support for the planning and design process. Our consultants are fully registered with the relevant bodies to provide support for residential proposals from initial design stages, through planning applications, right up to 'As Built' certification.

Our broad areas of service include:

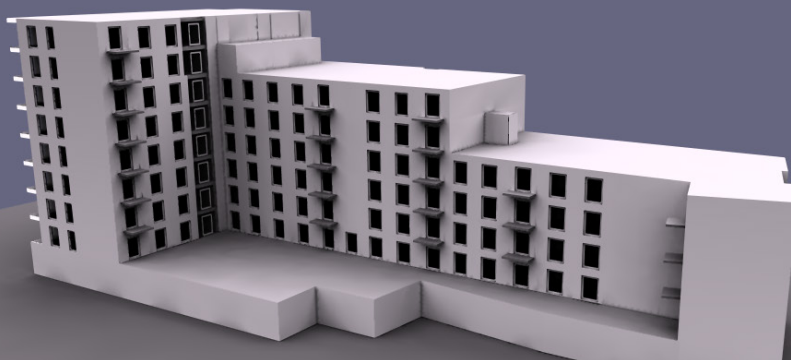
- Energy Statements
- Sustainability Statements
- Energy Strategy Development
- Low Carbon Feasibility Studies
- Heat Loss/Heat Gain Calculations
- Thermal Modelling (EDSL Tas)
- Summertime Overheating Assessment
- UKBR Part L Compliance
- EPC Certification
- Daylight/Sunlight Assessments for planning (BR209)
- Water Efficiency Calculations
- BREEAM Pre-Assessment for Planning
- Life Cycle Analysis for Planning Applications (embodied carbon).

Shirethorne House, Hull (Prior Approval)

Our commission was to provide both energy and daylighting support for this 14-storey (c.244 dwellings) scheme as part of this successful planning application. We consulted with the architects and planning team to produce a successful sustainable solution. We delivered a detailed Energy Strategy / Statement and a Daylighting / Sunlight Appraisal following BR209 'Site layout planning for daylight and sunlight' A guide to good practice' methodology. The scheme gained planning consent in 2021.

Redevelopment of Leicester City Centre (Ross Walk)

We were instructed to provide energy and sustainability support for the extensive BUSM re-development in the centre of Leicester. We assisted the architects in producing low carbon and low energy designs for the various house types and numerous apartment blocks located along the canal and riverside. The scheme required dynamic thermal modelling for the apartment blocks.



Recent Clients

Allison Homes

Archway Homes

Avant Homes

Barratt Homes

Bellway Homes

Blenheim Reality

Bloor Homes

Boningale Homes

Campbell Buchanan George

Croudace Homes

Cyden Homes

Dantom Homes

Eccleston Homes

Forge New Homes

Gleeson

Harron Homes

Keepmoat

Lagan Homes

Larkfleet Group

Laxton Properties

Lovells

Mersey Regeneration

Persimmon Homes

Redrow Homes

Regenda

Strata Homes

Story Homes

Taylor Wimpey

Tilia Homes

Vistry Group

W Redmile & Sons



For more information please email the Residential Team:

residential@dlpconsultants.co.uk or visit www.dlpconsultants.co.uk



“We are committed to innovative and sustainable solutions for residential development. Our expertise in navigating the planning process, taking account of the most recent policy, guidance, and case law, can help clients unlock sites delivering on place making objectives and housing delivery”

Graeme Free BSc (Hons) MA MRTPI,
Associate Director, DLP Planning Limited





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

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A plain text version is available on request