

project management

Promoting development through the planning system is a highly complex process, whether it concerns planning applications or the promotion of future development opportunities.

Preparing evidence to support a proposal may involve the input of a range of professional skills, many of which are available within the DLP Consulting Group or which may need to be obtained from specialist external consultants.

Assembling the Evidence Base

The promotion of development through a local development document is substantially dependent on the preparation of an evidence base. A wide range of issues will need consideration relating to the nature of the site itself or to demand, for example involving economic, housing, leisure or retail studies. It may also be necessary to carry out a Strategic Environmental Assessment and Sustainability Appraisal.

Most planning applications now require significant supporting information. As a minimum each application will need a Design and Access Statement but many will also need to be supported by other specialist reports and assessments spanning a wide range of professional disciplines - for example relating to ground conditions and contamination, noise and air quality, landscape, archaeological impact and ecology to name just a few. Larger applications may require an Environmental Impact Assessment to draw together the range of supporting documentation and provide appropriate mitigation strategies in accordance with the prevailing legislation.

In all of these processes the identification of suitably qualified and properly briefed specialists together with the timely co-ordination of the resulting reports is essential to managing costs and minimizing the potential for delay. DLP Planning is ideally placed at the core of the process to manage projects on behalf of our clients from start to finish.

Identifying the Information Needed

At the outset, the role of DLP Planning as the Project Manager is to identify the extent of information likely to be needed. This may be identified in several ways:

- Through a clear and detailed understanding of the site, the scope of the proposed development and of prevailing planning policies.
- By means of informal pre-application consultations with the Local Planning Authority and other relevant bodies.
- Through the formal process of screening and scoping associated with the requirements for Environmental Impact Assessment.

Instructing External Consultants

Having identified the extent of supporting information needed DLP Planning as the Project Manager will:

- Provide a clear, concise brief for the work needed, setting out the objectives and expected outputs including the project timetable.
- Seek competitive quotations from qualified specialists in the required fields.
- Instruct and appoint the preferred specialists in accordance with the client's instructions.

Managing Document Flows

Where qualified specialists are instructed, DLP Planning will take responsibility for:

- Managing the delivery of information in a format suitable to accompany the planning application or development submission.
- Addressing issues as they arise and ensuring those participating in the project are kept fully up to date with progress including timetables.
- Reporting at all times to the client on progress and issues arising.

Co-ordinating Delivery

DLP Planning as Project Managers will take responsibility for delivering the appropriate results within the agreed timeframe and for managing the consultancy budget and project costs.

DLP Planning can advise you on the implications of all aspects of Project Management. We are experienced in the complexity of identifying, instructing and managing the sub-consultants needed to successfully promote development at all stages of the planning process and are a cost effective way of freeing up valuable management time as well as reducing the potential for the sort of unforeseen impacts that can delay or frustrate our clients' objectives.