PROJECT STATUS & VALUE SUMMARY REPORT

PROJECT ORTEGA – POOLE

PROPERTY / SITE
1 The Drive, Poole (BCP Council)

PLANNING REF
P/26/02575/HOU (Approved)

ADVISORY LEAD
David (DG Developments)

PREPARED FOR
Alex Trimnell

COMMERCIAL PERFORMANCE & RETURN ON INVESTMENT (ROI)

£4,740.00
Total Advisory Fee Investment (Gross inc. 20% VAT)

~£190,000.00
Total Gross Savings Engineered Back to Budget

40x ROI
Client Return on Gross Advisory Investment

EXECUTIVE SUMMARY

DG Developments was retained to provide high-level strategic planning advice, value-engineering, and risk mitigation for the development scheme at Project Ortega. The project was previously facing critical delays, unresolved architectural design zones ("In Abeyance"), and statutory objections from BCP Council Arboricultural and Ecological officers, alongside an unsustainable initial build cost.

Through targeted technical leadership and consultant alignment, DG Developments successfully de-risked the site, securing **formal Grant of Full Planning Permission (Decision Date: 21 August 2026)** while stripping **over £107,000 in net construction costs**—delivering approximately **£190,000 in gross savings back to the budget** when accounting for non-recoverable domestic 20% VAT.

KEY INTERVENTIONS & VALUE DELIVERED

- **Contract & Specification Rationalization:** Audited the initial £373k MPS contract baseline. Re-engineered heavy structural elements, outbuilding specifications, and groundworks to reduce raw construction costs by over £107k net.
- **Resolution of Unfinished "In Abeyance" Zones:** Addressed unresolved elements on previous structural drawing packages, establishing clear outbuilding, bike store, and decking spatial layouts so the scheme could move forward cleanly.
- **Statutory Planning Negotiation & Approval:** Took control of the stalled planning application with BCP Council Planning Officer (Sophia Dykes), Arboricultural Officer (Samuel Bottomley), and Ecological Officer (Jez Martin)—clearing statutory consultee objections to secure full planning permission.
- **Substructure Foundation Strategy:** Established the framework for alternative foundation designs within the Tree Root Protection Zone (RPZ) to protect sensitive root networks and meet arboricultural standards without incurring unnecessary structural overhead.
- **Flood Risk Clearance & Swim Spa Emptying Protocol:** Authored and submitted the site-specific Flood Risk Assessment (FRA Rev B) incorporating an off-site vacuum tankering emptying protocol, accepted outright by BCP Council and directly cited in the Decision Notice, avoiding a costly new planning application.

SUMMARY OF QUANTIFIED PROJECT OUTCOMES

FOCUS AREA	INITIAL PROJECT CHALLENGE / BASELINE	FINAL OUTCOME & CLIENT VALUE
Commercial Value	Initial contract baseline at £373,069.08 (Gross inc. VAT).	**Delivered ~£190k Gross Savings** (£107k+ Net + 20% unrecoverable VAT saved) for a £4,740 gross fee.
Planning Status	Refusal risk due to tree & ecology consultee objections.	**Full Planning Permission Granted** (Decision Date: 21 August 2026, Ref: P/26/02575/HOU).
Design Status	Key zones left unresolved/clouded as "In Abeyance."	Fully resolved all structural layouts, bike store details, and decking interfaces.
Substructure	Over-engineered original design threatening root protection zone.	**Established foundation framework** to align structural feasibility with arboricultural standards within the RPZ.
Flood Risk	Validation & swim spa emptying requirements threatening delays/fees.	**FRA Rev B approved**; emptying protocol cited in Decision Notice, saving fresh application fees and delays.