



Harborough District Council

The Symington Building, Adam & Eve Street,

Market Harborough, Leicestershire, LE16 7AG

www.harborough.gov.uk

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From: Stephen Holme [REDACTED]

Sent: 16 April 2025 09:29

To: Andrew Senior [REDACTED] Rebecca Henson [REDACTED]

Cc: Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED] David Atkinson [REDACTED]

Subject: RE: Secretary of State Call In, Land East of Lutterworth

Thanks for chasing Andrew

As a quick update we are starting the Soft Market Testing of the B8 site – next week.

Which will be followed by the launch of the site – early June.

Hopefully the 'call in' will have been resolved by then.

Any update on the Deed of Variation??

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

www.leics.gov.uk

From: Andrew Senior [REDACTED]

Sent: 16 April 2025 09:18

To: Stephen Holme [REDACTED] Rebecca Henson [REDACTED]

Cc: Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED] David Atkinson [REDACTED]

Subject: FW: Secretary of State Call In, Land East of Lutterworth

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Dear both,

For info'

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Maria Bowen [REDACTED]
Sent: 15 April 2025 09:19
To: Andrew Senior [REDACTED]
Cc: Mark Patterson [REDACTED] David Atkinson
[REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Secretary of State Call In, Land East of Lutterworth

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Hi Andrew,

In terms of an update – the case is with the Minister for consideration, I do not have a definitive timeframe for a decision however Ministers do work as expediently as possible.

Kind regards,

Maria



Ministry of Housing,
Communities &
Local Government

Maria Bowen
Head of Crown Casework
Ministry of Housing, Communities & Local Government
Chief Planners Directorate
Mob: [REDACTED] | gov.uk/mhclg | @mhclg

OFFICIAL - HMG ONLY

From: Andrew Senior [REDACTED]
Sent: 09 April 2025 09:55
To: Maria Bowen [REDACTED]
Cc: Mark Patterson [REDACTED] David Atkinson
[REDACTED] Adrian Eastwood [REDACTED]
Subject: Secretary of State Call In, Land East of Lutterworth

Dear Maria,

I'm following up on your earlier email and am wondering if there is any update for a decision from the Secretary of State?

Many thanks.

Andrew

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

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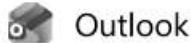
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Fw: Deed of Variation

From Mark Patterson [REDACTED]
Date Mon 5/12/2025 3:53 PM
To Alex Strickland [REDACTED]
Cc David Atkinson [REDACTED] Andrew Senior [REDACTED]

Hi Alex,

We're being chased by LCC re the Lutterworth East DoV, could you give us an update on progress please?

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI
Strategic Growth Manager (Development Management)

E: [REDACTED]
T: [REDACTED] / [REDACTED]

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Proudly supporting those who serve.

From: Stephen Holme [REDACTED]
Sent: 12 May 2025 15:35
To: David Atkinson [REDACTED] Andrew Senior [REDACTED] Mark Patterson [REDACTED]
Subject: RE: Deed of Variation

David – still nothing through

Can you ask that this is made a priority please?

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: David Atkinson [REDACTED]
Sent: 25 April 2025 09:56
To: Stephen Holme [REDACTED] Andrew Senior [REDACTED] Mark Patterson [REDACTED]
Subject: RE: Deed of Variation

Hi Stephen.

I can confirm that our legal team are reviewing it, and work is progressing well.

We will be looking to return it w/c Tues 6 May, we will do our best to aim for then, it may be a little later but not much.

Thanks Stephen.

Regards,
David



David Atkinson, Director of Planning

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real change

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difference
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From: Stephen Holme [REDACTED]
Sent: Wednesday, April 23, 2025 3:14 PM
To: David Atkinson [REDACTED] Andrew Senior [REDACTED] Mark Patterson [REDACTED]
Subject: RE: Deed of Variation

Please david, and can we get a date when its to be returned to us?

Kind Regards

Stephen Holme
Development Consultant

Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: David Atkinson [REDACTED]
Sent: 23 April 2025 14:46
To: Andrew Senior [REDACTED] Stephen Holme [REDACTED] Mark Patterson [REDACTED]
Subject: RE: Deed of Variation

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Many thanks Andrew.

I will check with our planning solicitor for an update in Mark's absence.

Kind regards,

David



David Atkinson, Director of Planning

[REDACTED] / [REDACTED]
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From: Andrew Senior [REDACTED]

Sent: Wednesday, April 23, 2025 10:41 AM

To: Stephen Holme [REDACTED] David Atkinson [REDACTED] Mark Patterson [REDACTED]

Subject: RE: Deed of Variation

Hi Stephen,

We do have a solicitor working on the deed of variation. I don't have a time scale, Mark may be able to update a bit more on his return.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Stephen Holme [REDACTED]

Sent: 23 April 2025 10:39

To: David Atkinson [REDACTED] Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Subject: Deed of Variation

Hi David/ Andrew/ Mark

Is there any update on whether you have a solicitor working on the LE deed of variation?

Kind Regards

Stephen Holme
Development Consultant

Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
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[REDACTED]
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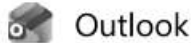
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FW: Deed of Variation

From Adrian Eastwood [REDACTED]
Date Wed 4/23/2025 2:52 PM
To Andrew Senior [REDACTED]

 1 attachment (67 KB)

Deed of Variation;

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: David Atkinson
Sent: 23 April 2025 14:51
To: Alex Strickland ; Adrian Eastwood
Cc: Mark Patterson
Subject: FW: Deed of Variation
Hi Alex.

Have you been instructed by Mark (I would think) on the Deed of Variation for the Lutterworth East SDA. Adrian, can you help orientate Alex if he needs it – I think Mark is on leave this week.

Please keep me posted so I or Mark can update Steven Holme for the promoters.

Thank you.

Regards,

David



David Atkinson, Director of Planning

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The Symington Building, Adam & Eve Street,
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From: Stephen Holme [REDACTED]
Sent: Wednesday, April 23, 2025 10:39 AM
To: David Atkinson [REDACTED] Andrew Senior [REDACTED]
[REDACTED] Mark Patterson [REDACTED]

Subject: Deed of Variation

Hi David/ Andrew/ Mark

Is there any update on whether you have a solicitor working on the LE deed of variation?

Kind Regards
Stephen Holme
Development Consultant
Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE

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FW: Draft HOT's s.106 deed of variation for affordable homes

From Stephen Holme [REDACTED]
Date Mon 8/19/2024 9:29 AM
To Andrew Senior [REDACTED]
Cc David Atkinson [REDACTED] Clare Sinnott [REDACTED] Mark Patterson [REDACTED]

2 attachments (44 KB)

S.106 Affordable Homes Deed of Variation HOT's 4.7.24 (003) updated.docx; S.106 Affordable Homes Deed of Variation HOT's 4.7.24.docx;

Andrew – ive reviewed your suggested comments from my Hots sent out 16th July.
I don't think your comments move us forwards in terms of getting an agreed HOTs. Ive added comments in track changes.

Just to clarify - we have discussed a catch up mechanism on the site and this is not agreed

Your suggested wording on capturing the contributions from the b8 site increase in value is not accepted as they are not cil compliant, legally this would be exceedingly difficult to a chieve and in any event these are captured in the viability assessment.

Can I suggest we revert back to my HOTs and perhaps we have a meeting asap to review and finalise?

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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[REDACTED]
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From: Andrew Senior [REDACTED]
Sent: Tuesday, August 13, 2024 9:51 AM
To: Stephen Holme [REDACTED] Mark Patterson [REDACTED]
Daniel Robinson-Wells [REDACTED]
Cc: Adrian Eastwood [REDACTED] David Atkinson [REDACTED]
Claire Berry [REDACTED] Tess Nelson [REDACTED]
Subject: RE: Draft HOT's s.106 deed of variation for affordable homes

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Hi Stephen,

Please find attached a note about draft heads of terms. I would emphasise that these are just very draft heads of terms.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Stephen Holme [REDACTED]**Sent:** Tuesday, July 16, 2024 3:59 PM**To:** Andrew Senior [REDACTED] Mark Patterson [REDACTED]**Subject:** Draft HOT's s.106 deed of variation for affordable homes

Andrew/ Mark attached is my first draft of the Hots for the deed of variation relating to the affordable homes provision.

Let me know your thoughts.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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[REDACTED]

[REDACTED]

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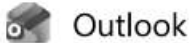
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FW: Deed of Variation - Land East of Lutterworth SDA

From Alex Strickland [REDACTED]
Date Thu 4/24/2025 11:27 AM
To Mark Patterson [REDACTED]
Cc Andrew Senior [REDACTED] Adrian Eastwood [REDACTED]

Hi Mark,
Hope you are keeping well.
Can we put in a slot next week to run through the background on this DOV please ? (Tues 29th/Wed 30th April may be best but I can be flexible on that).
I am aware that we are keen to return the DOV to the site promoter and have copied you in to my email to David on potential timescales.
I shall review in the interim.
Much appreciated.
Alex.
[REDACTED]

24 April 2025

From: Alex Strickland
Sent: Thursday, April 17, 2025 1:51 AM
To: Mark Patterson
Cc: Andrew Senior
Subject: RE: Deed of Variation - Land East of Lutterworth
Hi Mark,
Thanks for sending this over.
I shall review and update with you asap.
Much appreciated.
Alex.
[REDACTED]

17 April 2025

From: Mark Patterson [REDACTED]
Sent: Wednesday, April 16, 2025 9:51 AM
To: Alex Strickland [REDACTED] Legal <Legal@harborough.gov.uk>
Cc: Andrew Senior [REDACTED]
Subject: Deed of Variation - Land East of Lutterworth

Dear all,
Could you provide us with an update on this that we can go back to the Site Promotor with

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]



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From: Stephen Holme [REDACTED]

Sent: 16 April 2025 09:29

To: Andrew Senior [REDACTED] Rebecca Henson [REDACTED]

Cc: Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED] David Atkinson [REDACTED]

Subject: RE: Secretary of State Call In, Land East of Lutterworth

Thanks for chasing Andrew

As a quick update we are starting the Soft Market Testing of the B8 site – next week.

Which will be followed by the launch of the site – early June.

Hopefully the 'call in' will have been resolved by then.

Any update on the Deed of Variation??

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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From: Andrew Senior [REDACTED]

Sent: 16 April 2025 09:18

To: Stephen Holme [REDACTED] Rebecca Henson [REDACTED]

Cc: Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED] David Atkinson [REDACTED]

Subject: FW: Secretary of State Call In, Land East of Lutterworth

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Dear both,

For info'

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Maria Bowen [REDACTED]
Sent: 15 April 2025 09:19
To: Andrew Senior [REDACTED]
Cc: Mark Patterson [REDACTED] David Atkinson
[REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Secretary of State Call In, Land East of Lutterworth

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Hi Andrew,

In terms of an update – the case is with the Minister for consideration, I do not have a definitive timeframe for a decision however Ministers do work as expediently as possible.

Kind regards,

Maria



Ministry of Housing,
Communities &
Local Government

Maria Bowen
Head of Crown Casework
Ministry of Housing, Communities & Local Government
Chief Planners Directorate
Mob: [REDACTED] | gov.uk/mhclg | @mhclg

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From: Andrew Senior [REDACTED]
Sent: 09 April 2025 09:55
To: Maria Bowen [REDACTED]
Cc: Mark Patterson [REDACTED] David Atkinson
[REDACTED] Adrian Eastwood [REDACTED]
Subject: Secretary of State Call In, Land East of Lutterworth

Dear Maria,

I'm following up on your earlier email and am wondering if there is any update for a decision from the Secretary of State?

Many thanks.

Andrew

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

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From: [Adrian Eastwood](#)
To: [Andrew Senior](#)
Subject: FW: Final version : Update Lutterworth East 16th January
Date: 03 January 2024 12:23:32
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Lutterworth East Update Report.docx](#)
Importance: High
Sensitivity: Confidential

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Wednesday, January 3, 2024 12:23 PM
To: Simon Galton
Cc: Amanda Burrell ; David Atkinson
Subject: Final version : Update Lutterworth East 16th January
Importance: High
Sensitivity: Confidential

Hello Cllr Galton
I attach the updated Lutterworth East report.
Any questions please ask by this Friday.
Regards
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Friday, December 15, 2023 9:46 AM
To: Simon Galton [REDACTED]
Subject: FYI : Update on where we are on Lutterworth PPA matters
Importance: High
Sensitivity: Confidential
FYI

I will update the report I sent you 7th December (attached)
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: David Atkinson [REDACTED]
Sent: Thursday, December 14, 2023 5:48 PM
To: Mark Patterson [REDACTED] ; Adrian Eastwood
[REDACTED] ; James Felton [REDACTED] ; John
Richardson [REDACTED]
Subject: Update on where we are on Lutterworth PPA matters
Importance: High
Sensitivity: Confidential

Hello all,
CONFIDENTIAL

We met with officers representing the promoters of the Lutterworth East SDA site this afternoon.

The outputs from that meeting in the light of the advice of James were as follows:

- We will do a report to Planning Committee on 16 1 23 that will be for the committee to note.
- The report will set out:
 - That the applicant (Leicestershire County Council) is potentially proposing, at some point in the future, to make an application to review the provisions of the S106 for Lutterworth East SDA site allocated in the Harborough Local Plan.
 - No decision has yet been taken by the applicant to do this at the current time.
 - In order to make a decision on whether or not the applicant will make an application to review the S106 external independent viability consultants need to review viability work undertaken by the applicant.
 - The applicant will pay for this viability work to be done and a letter send to the Director of Planning from the applicant is appended to this report setting out that the applicant will pay the costs of the district council to commission the independent viability assessment work.
 - It is not possible to say with any certainty how long this independent assessment of the applicants site viability work will take, but clearly the work will be done as quickly as possible.
 - The consultants will present their findings to HDC officers/members as required.
 - In the spirit of partnership working the outputs of the independent viability assessment work may lead to the applicant making that application referred to, to vary the S106.
 - If such an application is submitted, we will come back to planning committee with a further report for members to consider.
 - Planning committee will make a decision on such an application to vary the S106, should it arise.
 - At this stage officers are purely and simply informing members that this described scenario exists and no decision is to be made at the current time.
 - Officers want members to be aware of this scenario.

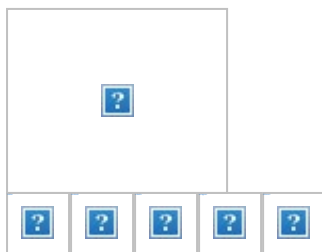
Adrian – could you please amend the report you have drafted on this in the democratic hub to be a report for planning committee's information and noting and not with a recommendation and to pick up the ground referred to above.

James/Mark - please add or emend the above if I have got anything wrong or inaccurate.

Thank you.

Regards,

David



David Atkinson, Director of Planning

[REDACTED] / 01858

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From: [Adrian Eastwood](#)
To: [Andrew Senior](#)
Subject: FW: Follow up - : Lutterworth East - Further Work
Date: 24 July 2024 15:29:17
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme
Sent: Friday, June 7, 2024 3:49 PM
To: Adrian Eastwood ; Mark Patterson
Cc: David Atkinson ; Andrew Senior
Subject: RE: Follow up - : Lutterworth East - Further Work

Im just getting approval

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]

[REDACTED]

[REDACTED]

www.leics.gov.uk

From: Adrian Eastwood [REDACTED]
Sent: Friday, June 7, 2024 3:42 PM
To: Mark Patterson [REDACTED] ; Stephen Holme
[REDACTED]
Cc: David Atkinson [REDACTED] ; Andrew Senior
[REDACTED]
Subject: Follow up - : Lutterworth East - Further Work

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Hello Stephen

Can you please confirm agreement by LCC to pay the additional costs Aspinal Verdi quote of **£7,000 + VAT?**

Thank you

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Mark Patterson [REDACTED]

Sent: Friday, June 7, 2024 9:41 AM

To: 'Stephen Holme' [REDACTED]

Cc: David Atkinson [REDACTED] ; Adrian Eastwood [REDACTED] ; Andrew Senior [REDACTED]

Subject: Fw: Lutterworth East - Further Work

Hi Stephen

Please see attached and below from Aspinal Verdi seeking additional payment in order to carry out the additional work. I also attach a copy of an Invoice from AV for the work to date which we are arranging payment of and will be seeking recompense from LCC in due course.

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

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From: Max King [REDACTED]

Sent: 06 June 2024 16:37

To: Adrian Eastwood [REDACTED] ; Mark Patterson [REDACTED] ; Andrew Senior [REDACTED]

Cc: Parminder Dosanjh [REDACTED] ; Noa Van de Riet [REDACTED]

Subject: Lutterworth East - Further Work

Good afternoon all,

As you know we have now been provided with further cost information by the Applicant, specifically with regards to the Spine Road and land assembly costs.

As discussed, this will require additional work from Quantem to review these costs, for which I have attached their proposed fee.

Please note that Quantem will need confirmation of instruction by no later than close of play tomorrow, in order for them to complete their work in a timely manner.

Once we are in receipt of their report, AspinallVerdi will need to feed through these findings into our own

appraisals and amend our report accordingly. Assuming that their fee is acceptable and they are instructed by tomorrow, I envisage that we will be able to issue our amended report 1 week after Quantem's proposed report submission on Friday 14th June – so Friday 21st June.

In order to amend our appraisals and FVA report accordingly, we propose a fee of £3,500 + VAT. This would take the total fee, including Quantem's review, to **£7,000 + VAT**.

Please can you let me know by tomorrow if the above and attached are acceptable, and I will instruct Quantem to proceed.

I trust the above is in order but please give myself or Parm a call if you'd like to discuss anything.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

[REDACTED]

www.aspinallverdi.co.uk

T: 0207 1837580

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From: [Adrian Eastwood](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Subject: FW: for the 16th January 2024 Planning Committee
Date: 08 January 2024 09:33:58

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: David Atkinson
Sent: Sunday, January 7, 2024 8:58 PM
To: Adrian Eastwood ; Rebecca Oakley
Subject: Re: for the 16th January 2024 Planning Committee

Hi Adrian.

We just need to make sure that the Lutterworth East ward members are aware of the Lutterworth East report prior to it being released as part of the agenda in the second half of the day tomorrow. CEO, John R, needs this to be the case too. So please make sure they are aware of the report and its contents first thing tomorrow, prior to the release of the agenda.

No need to interrupt release of this report with the rest of the agenda, those members just need advance awareness of the report. There is enough time to do this tomorrow ahead of release of this report with the rest of the agenda as an exempt item.

Thank you.

Regards,

David

Sent from [Outlook for Android](#)

From: Adrian Eastwood [REDACTED]
Sent: Sunday, January 7, 2024 8:38:58 PM
To: David Atkinson [REDACTED] ; Rebecca Oakley
[REDACTED]

Subject: for the 16th January 2024 Planning Committee

Hi David

All councillors are aware of the various 16 Jan reports. See below.

Also see most recent Forward Plan provably includes these?

Cllr Galton and Burrell have seen copies of the reports.

Please confirm if you want me to copy LEAST report to others tomorrow eg Bateman, Page, Gair any others? .

If so, and giving opportunity for reply / input that report cannot be published tomorrow as unreasonable turnaround?

Adrian

Sent from [Outlook for Android](#)

From: Adrian Eastwood
Sent: Wednesday, December 20, 2023 2:03 PM
To: Councillors <Councillors@harborough.gov.uk>
Cc: Kathryn Parsons [REDACTED] ; David Atkinson
[REDACTED] ; John Mason [REDACTED] ; Planning Officers
<PlanningOfficers@harborough.gov.uk>

Subject: Members Information - draft schedule for the 16th January 2024 Planning Committee

Dear Councillor

The draft schedule for the 16th January 2024 Planning Committee is below.

Please note this schedule is for the purpose of information only and contents are subject to change. Items may be added or removed from the schedule prior to planning agenda publication, usually five working days before planning committee date. If you have any queries now about the items listed, please contact the case officer mentioned.

16th January 2024 Planning Committee

Application Ref (Planning Officer)	Proposal / Location
22/00814/FUL (NPA)	Demolition of existing house, alteration to existing access and erection of 11 units. 4 Station Street, Kibworth Beauchamp, Leicestershire
23/01190/FUL (Sam)	Erection of a self-build dwelling at The Hollies, Fleckney Road, Kibworth
23/01290/FUL NPA	Proposed demolition of existing Parish store, erection of two dwellings (Alms housing) and associated external works. Land at Hog Lane, Hallaton
23/01646/FUL (MPa)	Use of Unit 6 Magna Park South permitted under planning permission 21/01039/REM for a Class B8 storage and distribution use and a Use Class E(g) and F1 Centre of Excellence (mixed use (Research and Development and Educational)), alterations to the approved elevations to create an entrance to the Centre of Excellence, alterations to the HGV/parking layout, extension to warehouse, installation of a sprinkler tank, test PV panels, and associated equipment and other works. MPS6 MPL South, Lutterworth
Other Reports (non-planning application)	
Planning appeal update	
Planning enforcement update	
Lutterworth East Update	

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management



From: [Adrian Eastwood](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Subject: FW: FYI : As requested: Lutterworth East highway plan & masterplan
Date: 31 January 2024 08:31:39
Attachments: [-Plans-EIA PARAMETERS PLAN.pdf](#)
[-Supporting Information-000011 P07 - SPINE RD GA SHT1.pdf](#)

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Wednesday, January 31, 2024 8:31 AM
To: memberenquiries@harborough.gov.uk
Cc: John Richardson ; David Atkinson
Subject: FYI : As requested: Lutterworth East highway plan & masterplan
FYI

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Wednesday, January 31, 2024 8:29 AM
To: Martin Sarfas [REDACTED]
Subject: As requested: Lutterworth East highway plan & masterplan

Hello Cllr Sarfas

It was good to catch up yesterday.

As requested, please see attached Lutterworth East masterplan and the approved highway design crossing M1.

I have asked Rebecca Tomlin to update update you on the Lutterworth Market Square query (Lutterworth Town Centre Masterplan).

Thank you.

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]



FW: HDC planning letter

From David Atkinson [REDACTED]
Date Wed 11/20/2024 1:21 PM
To Mark Patterson [REDACTED]
Cc Andrew Senior [REDACTED]

 1 attachment (270 KB)

HDC planning letter 19 11 24.pdf;

Hi Mark,

CONFIDENTIAL

Could you please confirm that this letter will go into the papers for Planning Committee.

I will assume it will be part of the supplementary papers?

I copy Andrew in for his confidential information too from the perspective of the report.

Please let me know.

Thanks

Regards,



David Atkinson, Director of Planning

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The Symington Building, Adam & Eve Street,
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From: Declan Keegan

Sent: 19 November 2024 18:21

To: David Atkinson ; Mark Patterson

Cc: Stephen Holme

Subject: HDC planning letter

David/Mark

Please find attached the final letter.

Regards

Declan

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From: [Stephen Holme](#)
To: [Andrew Senior](#)
Subject: FW: LE s.106 education.
Date: 09 July 2024 09:18:37
Attachments: [image001.png](#)

Mark / Andrew.

As you know there is an issue in the background relating to the inordinate increase in school costs over the last few years.

The figure of £7.8m in the s.106 may be substantially less than the actual construction cost today.

Having discussed this internally we think that the best way to deal with this ongoing issue is to remove the option for the developer to chose whether they build the school or pay the contribution, and amend it so there is simply an obligation on them to building it.

I appreciate this is more changes to the s.106, but we felt it best to deal with the issue now.

Let me know your thoughts.



Kind Regards
Stephen Holme
Development Consultant
Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE



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From: [Mark Patterson](#)
To: [Andrew Senior](#)
Subject: Fw: Lutterworth Cost Meeting - 04/07/2024
Date: 03 July 2024 15:13:47
Attachments: [Lutterworth East Spine Road.pdf](#)
[Outlook-Harborough](#)
[Outlook-Twitter.png](#)
[Outlook-dlfqehro.png](#)
[Outlook-Facebook.png](#)
[Outlook-obe4g4cy.png](#)
[Outlook-LinkedIn.png](#)
[Outlook-ldyywneo.png](#)
[Outlook-Instagram.png](#)
[Outlook-kr3x3o0p.png](#)
[Outlook-Pinterest.png](#)
[Outlook-xsmxjqwc.png](#)
[Outlook-gni0bmli.png](#)
[Outlook-flmqnqkz.png](#)
[Outlook-quce1ti1.png](#)

FYI

Many thanks
Mark



Mark Patterson BA(Hons) Dip TP MRTPI
Strategic Growth Manager (Development Management)
E: [REDACTED]
T: [REDACTED] / [REDACTED]
Harborough District Council
The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG
www.harborough.gov.uk
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From: Max King
Sent: 03 July 2024 15:03
To: Stephen Holme ; [REDACTED] ; Stephen Dunkley ; Chris Patrick
Cc: Parminder Dosanjh ; Mark Patterson ; Adrian Eastwood ; Noa Van de Riet ; Jessica Nevin
Subject: Lutterworth Cost Meeting - 04/07/2024

Good afternoon everyone,

Prior to our call tomorrow, Quantem have put the attached together which highlights from their side what information is still missing from the Spine Road and where there are differences. In short, more description is needed as to what is included in the construction costs and a build up of how the Applicant / Gleeds has arrived at these figures.

Please see brief agenda below:

- Spine Road and missing information
- Spine Road Contingency
- Issue of indexation
- S106 costs

If there is anything else that should be discussed please let me know.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants



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From: [Raj Patel](#)
To: [Alex Strickland](#); [Mark Patterson](#); [Andrew Senior](#)
Subject: FW: LUTTERWORTH EAST - DEED OF VARIATION - AFFORDABLE HOUSING.
Date: 21 May 2025 10:46:02
Attachments: [image001.jpg](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[Lutterworth East DoV \(AS\) 20th MAY.docx](#)
[image010.png](#)
[image011.png](#)

Hi All,

I have added my amends to the track changes.....over to you Mark

Kind regards

Raj

From: Alex Strickland [REDACTED]
Sent: 20 May 2025 17:34
To: Mark Patterson [REDACTED] ; Andrew Senior
[REDACTED] ; Raj Patel [REDACTED]
Subject: LUTTERWORTH EAST - DEED OF VARIATION - AFFORDABLE HOUSING.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

13 May 2025

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From: [Alex Strickland](#)
To: [Andrew Senior](#); [Mark Patterson](#)
Subject: FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).
Date: 22 July 2025 20:27:26
Attachments: [Lutterworth East DoV \(AS\) LCC 150725.docx](#)

Gentlemen,

Can we discuss please when convenient ?

I have indicated that LCC cannot expect a response in the next week or so – but if we could look to discuss at some stage with a view to responding around mid-August that may work well.

Many thanks

Alex

[REDACTED]

22 July 2025

From: Clare Sinnott [REDACTED]
Sent: Tuesday, July 22, 2025 11:12 AM
To: Alex Strickland [REDACTED]
Subject: FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

Good morning Alex

I write further to my email below as I just wondered if you had a rough idea as to when you might be able to respond? I appreciate that we're right in the middle of the summer holidays and that it can be difficult to receive instructions during this time. For information, please note that I will be on leave for two weeks after Friday and so, if you respond during this time, please note that I won't be in a position to respond to you until I'm back.

Thank you.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Clare Sinnott

Sent: 15 July 2025 13:33

To: Alex Strickland [REDACTED]

Subject: FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

Hi Alex

I write further to the emails below as I have now received further client instructions.

Please find attached a revised draft deed of variation, with comments added where appropriate. I have accepted all of the tracked changes, where agreed, and I have also deleted the comments which have been resolved. Only the new amendments are shown tracked. I have also tidied up the formatting in the draft. There are a couple of places where I am awaiting client instructions and I have marked these up on the attached draft. I will advise once these further instructions are received.

I would just make the following additional points with regard to your comment that the District Council is of the view that the viability model set out in paragraph 3 is not acceptable:

- You have deleted the proposed wording in paragraph 3 and replaced it with wording referring to “best practice and guidance set out in RICS Professional Statement: Financial Viability in Planning: Conduct and Reporting (1st edition published 2019 and reissued as a Professional Standard in April 2023) and Planning Practice Guidance: Viability (December 2024) (or any reenactment or reissue thereof)”. The proposed wording is very vague and does not provide certainty for any parties or for future owners. Additionally, it goes against the general legal principle not to have an agreement to agree.
- The County Council doesn’t understand why its proposed wording doesn’t comply with the guidance. If there are specific elements of the proposed viability model which are unacceptable then we would ask for confirmation of these so that we can address them. This viability model has been used in several other agreements with other LPAs in Leicestershire. The proposed wording is fairly simple and simply seeks to provide clarity. It is just a model to be used – the viability assessments and their independent reviews will go into the detail of the figures.
- When you reference the figures set out in the viability model, we are assuming that you are talking about the figures in paragraph 3.3.1.1, i.e. “Land Value Allowance” and “Land Value Stamp Duty Allowance”. These figures are contained in the initial viability assessment. These figures are not new and the District Council and their independent assessors will have been aware of them for a long time. It is vitally important that these figures are set out in the DoV as it provides certainty for both parties as well as future developers. If they are not set out now then it could cause problems later down the line. There is no reason for them not to be specified in the DoV.
- You have stated that if the proposed viability model is used then it will have to be independently assessed and that the County Council will have to cover the costs. This has

already taken place in respect of the current assessment and the proposed wording clearly states that the County Council will meet the full costs of all future assessments.

- You have stated that the matter would have to be referred back to committee if the proposed model is used. The County Council has carefully looked at the minute (as well as the report) and has noted that this level of detail is not specified and so the County Council does not understand the point that the matter may need to go back to committee. All the proposed wording is seeking to achieve is to enable the DoV to set out a viability model, or framework if you prefer, so that it is clear to both the District Council and the County Council and any future developers what model will be used to undertake the viability assessments in future. The wording is intended to be helpful and we are struggling to see why it is not acceptable as it seems to meet with the current guidance. If a model is not agreed now and inserted in the DoV, then this will make things a lot more difficult in the future. It is accepted that using viability review mechanisms pushes the can down the road somewhat but agreeing the viability model to be used will make things a lot simpler in the long run.

I would be grateful if you could review, take instructions and then revert back to me in due course.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 27 June 2025 08:23
To: Clare Sinnott [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

Thanks Clare – much appreciated.

Kind Regards
Alex.

From: Clare Sinnott [REDACTED]
Sent: Friday, June 27, 2025 7:47 AM
To: Alex Strickland [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

Good morning Alex

Thank you for your emails.

I will review your comments, take instructions and will revert back to you in due course.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 25 June 2025 14:24
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

Dear Clare,

Further to below, if LCC need a Development Profit figure in the agreement, please note that HDC is prepared to agree to 17.5%.

Thank you for your continued assistance in this matter.

Kind Regards
Alex

[REDACTED]

Alex Strickland
Legal Services
Harborough DC

25 June 2025

From: Alex Strickland

Sent: Wednesday, June 25, 2025 2:18 PM

To: Clare Sinnott [REDACTED]

Cc: Bhupinder Sahota [REDACTED]

Subject: RE: LUTTERWORTH EAST - DRAFT DEED OF VARIATION

Dear Clare,

Hope you are keeping well.

Further to your email below, I have now had the opportunity to take instructions and set out the position of Harborough DC as follows:-

- Although HDC maintains it was clearer to use two separate documents, and you will appreciate it was originally done like that because we had no idea when the Secretary of State was going to lift the holding direction, HDC will accept it being done as a single Deed if that is your preference.
- Application Numbers on the front page need to make the point that the first two are planning permissions and the last one (24/01135/S106) is just an administrative reference.
- Third Schedule – Part Two – Affordable Housing - Definition of ‘Affordable Dwellings’ – needs to be altered to say **minimum of 10% to be provided in each phase** (not sub phase).
- Definition of ‘Viability Reassessment Trigger’ needs to insert the wording ‘on any Phase’ after the words ‘Sub Phase’ – so it reads ‘**the first Sub Phase on any Phase**’. (This ensures the trigger can be used for each of the four phases in the development as set out in the original agreement).
- The viability model set out in Clause 3 is not acceptable to HDC, which does not accord with relevant guidance. I understand it has not been discussed with officers previously and the Council is unaware of the basis upon which the figures set out therein are provided. Also, HDC has not agreed to 20% Development Profit. HDC requires the clause from the previous draft to be inserted in place of this model. If LCC are not able to agree to this and insist on this model being used, then it will have to be independently assessed by HDC and LCC will have to cover the costs of that. In addition, the matter would have to be referred back to the Planning Committee and the next meeting it could be referred to would be October 2025.

All other matters including your amendments are agreed.

I am grateful to you for your continued assistance in this matter. Should you wish to discuss any points, please let me know.

Kind Regards

Alex

[REDACTED]

Alex Strickland
Legal Services
Harborough DC

25 June 2025

From: Clare Sinnott [REDACTED]
Sent: Friday, June 20, 2025 9:11 AM
To: Alex Strickland [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: FW: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

Good morning Alex

I write further to our emails below as I have now received client instructions on your amended drafts. Please find attached an amended draft deed.

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Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 04 June 2025 17:04
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

Thanks Clare – most grateful to you.

Kind Regards
Alex.

From: Clare Sinnott [REDACTED]
Sent: Wednesday, June 4, 2025 4:47 PM
To: Alex Strickland [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

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Sent: 04 June 2025 10:42
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

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[REDACTED]

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Legal Services
Harborough DC

4 June 2025

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From: [Alex Strickland](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Subject: FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).
Date: 25 June 2025 14:25:03

Gentlemen,

Extra communication to LCC for update/info.....

Thanks

Alex

From: Alex Strickland
Sent: Wednesday, June 25, 2025 2:24 PM
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

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Outlook

FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION (PROFIT FIGURE).

From Alex Strickland [REDACTED]
Date Wed 6/25/2025 2:25 PM
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From: [Alex Strickland](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Subject: FW: LUTTERWORTH EAST - DRAFT DEED OF VARIATION
Date: 25 June 2025 14:19:18

Gentlemen,

Thank you both for your assistance this morning.

Please see below a copy of my latest communication to LCC.

I shall keep you posted on developments.

Much appreciated.

Alex

[REDACTED]

25 June 2025

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Dear Alex

Thank you for your email.

I will review your amended drafts in conjunction with my clients and I'll revert back to you in due course.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 04 June 2025 10:42
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

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Dear Clare,

Hope you are well.

I understand that you are dealing with this matter for Leicestershire CC and have previously

dealt with my colleague James Felton. I have recently taken over planning matters at HDC (assisted by Bhupinder).

Please find enclosed updated drafts for Lutterworth East. The decision was taken at HDC to have two separate Deeds – one for the s73 and one for the affordable housing variation. I have track changed all the amendments and included appropriate comments.

Happy to discuss any points that may be required.

Thank you for your assistance with getting this matter progressed, I look forward to hearing from you in due course.

Kind Regards

Alex

[REDACTED]

Alex Strickland
Legal Services
Harborough DC

4 June 2025

Harborough District Council

www.harborough.gov.uk

The Symington Building

Email: customer.services@harborough.gov.uk

Adam and Eve Street

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From: [Alex Strickland](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Cc: [David Atkinson](#); [Adrian Eastwood](#)
Subject: FW: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION (FOR VARIATION)
Date: 02 June 2025 17:58:11
Attachments: [Lutterworth East DoV \(AS\) 29th MAY .docx](#)
[LUTTERWORTH S73 DOV \(AS\) 30 MAY.docx](#)

Hi Mark/Andrew,

Following our discussion last week, please find latest amendments for consideration. I have also enclosed a draft for the s73.

If it needs a discussion on Wednesday to finalise, we can put a slot in – keen to issue asap,

Much appreciated.

Alex.



2 June 2025

From: [Alex Strickland](#)
To: [Mark Patterson](#); [Andrew Senior](#)
Cc: [Bhupinder Sahota](#)
Subject: FW: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION
Date: 23 June 2025 16:54:53
Attachments: [Lutterworth East DoV \(AS\) LCC 200625.docx](#)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Many thanks
Alex

[REDACTED]

23 June 2025

From: Clare Sinnott [REDACTED]
Sent: Friday, June 20, 2025 9:11 AM
To: Alex Strickland [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: FW: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

Good morning Alex

I write further to our emails below as I have now received client instructions on your amended drafts. Please find attached an amended draft deed.

You advised that a “decision was taken at HDC to have two separate Deeds – one for the s73 and one for the affordable housing variation”. The County Council’s view is that it is unnecessary to have two separate deeds of variation and there seems no good legal or planning reason for separating them out. Separating them out will cause confusion – one will need to be called the ‘first deed of variation’ and the other the ‘second deed of variation’ which doesn’t seem to make sense as they will both be completed at the same time. I can understand separating them out if they were to be pursued separately and this could have been the case given that the holding direction only related to the s73 variation. As such, the affordable housing variation could have been agreed in advance of the s73 variation given that it wasn’t subject to the holding direction. However, HDC decided to pursue both deeds at the same time and it therefore makes sense to

just have one deed of variation to cover both variations. The original agreement is already highly complicated and there seems no reason to add an additional layer of complexity onto this. LCC need the deed of variation dealing with as expeditiously as possible.

The deletion of clause 3 is unacceptable. We need to set out the viability model in the deed of variation. Your proposed wording is too vague and provides no certainty for the developer. The County Council has looked at various viability review mechanisms, both within Leicestershire and across other areas of the country and in no deeds do the review mechanisms follow HDC's proposal. The County Council's original wording needs to be re-inserted. If you have any specific issues with the wording then the County Council is happy to consider any specific proposed amendments but the current proposal is unacceptable to the County Council.

These applications went to Planning Committee over 6 months ago and it is imperative for the County Council that the deed is completed as soon as possible.

Please note that the DoV, once agreed by the two councils, will need to be sent to Hadraj's solicitor for approval.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 04 June 2025 17:04
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: RE: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

Thanks Clare – most grateful to you.

Kind Regards
Alex.

From: Clare Sinnott [REDACTED]
Sent: Wednesday, June 4, 2025 4:47 PM
To: Alex Strickland [REDACTED]
Cc: Bhupinder Sahota [REDACTED]

Subject: RE: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

Dear Alex

Thank you for your email.

I will review your amended drafts in conjunction with my clients and I'll revert back to you in due course.

Regards.

Clare Sinnott
Solicitor (Property & Environment)
Legal Services
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8RA

Telephone: [REDACTED]

From: Alex Strickland [REDACTED]
Sent: 04 June 2025 10:42
To: Clare Sinnott [REDACTED]
Cc: Bhupinder Sahota [REDACTED]
Subject: LUTTERWORTH EAST - DRAFT DEEDS OF VARIATION

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Dear Clare,

Hope you are well.

I understand that you are dealing with this matter for Leicestershire CC and have previously dealt with my colleague James Felton. I have recently taken over planning matters at HDC (assisted by Bhupinder).

Please find enclosed updated drafts for Lutterworth East. The decision was taken at HDC to have two separate Deeds – one for the s73 and one for the affordable housing variation. I have track changed all the amendments and included appropriate comments.

Happy to discuss any points that may be required.

Thank you for your assistance with getting this matter progressed, I look forward to hearing

from you in due course.

Kind Regards

Alex

[REDACTED]

Alex Strickland
Legal Services
Harborough DC

4 June 2025

Harborough District Council

www.harborough.gov.uk

The Symington Building

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FW: Lutterworth East - Viability Assessment

From David Atkinson [REDACTED]
Date Mon 4/29/2024 9:19 AM
To Mark Patterson [REDACTED] Andrew Senior [REDACTED]
Claire Berry [REDACTED] Tess Nelson [REDACTED] Adrian Eastwood
[REDACTED] Raj Patel [REDACTED]

 1 attachment (13 MB)
240206 Lutterworth SUE_FVA_HBC_v1.pdf;

Hi all.

Could you please work together to review this report. It seems from an glance at the covering e mail that the promoter has not provided some key information? If this is true how to we remedy this?

Please keep me posted on your review of the report.

Thank you.

Kind regards,

David



David Atkinson, Director of Planning

Harborough District Council

The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG

www.harborough.gov.uk

Please do not print this email unless you really need to

From: Parminder Dosanjh
Sent: Friday, April 26, 2024 4:27 PM
To: Adrian Eastwood ; Mark Patterson ; Raj Patel ; David Atkinson
Cc: Max King ; Noa Van de Riet
Subject: Lutterworth East - Viability Assessment

Dear All

Please see attached our draft report reviewing the viability assessment for Lutterworth East. Whilst our analysis suggest that a policy compliant scheme is currently unviable, we do think that the scheme can deliver 10-20% affordable housing. However, our conclusions are subject to a major caveat, in that the Applicant has been unable to provide information to support their infrastructure and land assembly costs, and therefore we can't say for sure whether the scheme can afford policy or not.

The affordable housing element of the scheme is currently based on shared ownership and social rented; however, to assist viability we were wondering whether the Council would consider testing affordable rented and/or first homes as these tenures may help to improve viability. We haven't included this analysis within the report as we wanted to check whether this is something the Council is willing to consider.

We look forward to received your comments on the report in due course. It may be helpful to have a meeting once you have had an opportunity to review the report, let us know and we can try to get one organised.

Have a good weekend.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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Fw: Lutterworth East

From Mark Patterson [REDACTED]**Date** Wed 6/5/2024 11:43 AM**To** Andrew Senior [REDACTED] Claire Berry [REDACTED]

7 attachments (3 MB)

N004AJM-190854 17-11 - Initial Utilities Connections Budgets - Plot B8.pdf; 24252 Budget Quotation letter.pdf; option1_cost_break_3588370.pdf; demand_all_3626853.pdf; RE: Estimated costs of archaeological fieldwork; 33277_2010_002 - Preliminary Rising Main Layout.pdf; FW: Lutterworth East Spine Road Costs;

FYI

Many thanks
Mark

**Mark Patterson BA(Hons) Dip TP MRTPI**

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

Harborough District Council

The Symington Building, Adam & Eve Street,
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From: Stephen Holme [REDACTED]**Sent:** 05 June 2024 10:20**To:** Max King [REDACTED]**Cc:** Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet [REDACTED]

[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Max, thanks for your email and apologies for the delay in responding.

I have pulled together the majority of the information you require.

Most of the cost information is self-explanatory. However the highways figures and computations are a little more complex. Our highways team have spent some time reviewing and updating the figures. There is a commentary with the number to help explain the build up of costs. I suggest we have a meeting when you are available to run through the figures with our highways team.

If you need to discuss any of the information do not hesitate to contact me.

For utility costs see email – Initial Utilities Connections Budget – Plot B8

Bus contribution relates to planning condition 49. Based on 3 buses for Lutterworth as a minimum, we would work on £150k per bus per year so £450k per year for 5 years would be a minimum = £2.25m + contingency = £2.5m

J20 this is a typo – should be J21 - Refers to planning Condition 31. J21 Highway mitigation works – see updated Highways costs

B8 site Archaeology figure – see email attached

The £4.6m for Foul Water is an estimated cost for offsite work to connect the site to the network based on the attached plan

Email relating to Highways costs attached

Residential Land Assembly

Cost	Original £	Indexed £
Water	£ 654,711	£ 679,823
Land Preparation (P1-3)	£ 5,146,897	£ 5,344,312
Foul Water	£ 4,600,000	£ 4,776,438
Temp. Power Connection	£ 1,044,193	£ 1,084,244
Electrical (WP Quote)	£ 18,619,527	£ 19,333,701
Landscaping	£ 2,000,000	£ 2,076,712
Bus Contribution	£ 2,500,000	£ 2,595,890
J20 Works	£ 1,590,741	£ 1,651,756
Total	£ 36,156,069	£ 37,542,877

Industrial Land Assembly

Cost	Original £	Indexed £
Gas B8	£ 52,000	£ 53,995
Archaeology B8	£ 800,000	£ 830,685
Land Preparation B8	£ 1,660,000	£ 1,723,671
Electric B8	£ 130,000	£ 134,986
Water B8	£ 42,000	£ 43,611
Foul Estimate B8	£ 30,000	£ 31,151
Highway B8	£ 1,500,000	£ 1,557,534
Total	£ 4,214,000	£ 4,375,633

Commercial Land Assembly

Cost	Original £	Indexed £
Gas	£ 2,600,000	£ 2,699,726
Total	£ 2,600,000	£ 2,699,726

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]

[REDACTED]

[REDACTED]

www.leics.gov.uk

From: Max King [REDACTED]

Sent: Monday, June 3, 2024 5:02 PM

To: Stephen Holme [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet

[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood

[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Stephen,

I trust you are well.

Please can you advise when we are likely to be in receipt of the below cost information?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 0207 1837580

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From: Stephen Holme [REDACTED]

Sent: 23 May 2024 14:15

To: Max King [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet

[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood

[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi max

The highways costs have just come through im just reviewing them with the team and should have them sent across to you in the next week.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: Max King [REDACTED]

Sent: Wednesday, May 22, 2024 3:23 PM

To: Stephen Holme [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet

[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood

[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Stephen,

I trust you are well?

I wanted to touch base on the below. Is the information ready to be sent over yet? Unless it has been sent to Parm directly, I don't think it has been sent over yet?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 0207 1837580

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From: Parminder Dosanjh [REDACTED]
Sent: 15 May 2024 15:09
To: Stephen Holme [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Max King [REDACTED]
[REDACTED] Noa Van de Riet [REDACTED] Mark Patterson [REDACTED]
[REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East

Hi Stephen

Happy to discuss but probably best do so once we have had sight of the numbers. Also the QS, is currently on leave this week and we will need their thoughts on the latest information.

I am at UKREiIF for most of next week but Max and Noa will be available for a meeting,

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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From: Stephen Holme [REDACTED]
Sent: 15 May 2024 14:55
To: Parminder Dosanjh [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Max King [REDACTED]
[REDACTED] Noa Van de Riet [REDACTED] Mark Patterson [REDACTED]
[REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East

I think its probably worth a chat to discuss the gaps in the numbers.

Unfortunately we were unable to respond in time for various reasons and I didn't realise you were completing your assessment without them.

However the numbers are likely to be available this week.

If your available to discuss it would be appreciated?

Kind Regards
Stephen Holme
Development Consultant
Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE

www.leics.gov.uk

From: Parminder Dosanjh [REDACTED]
Sent: Wednesday, May 15, 2024 9:01 AM
To: Stephen Holme [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Max King
[REDACTED] Noa Van de Riet [REDACTED] Mark Patterson
[REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth East

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Hi Stephen

I am good trust you are well.

Thank you for your email below. You may or may not be aware, we submitted our draft to the Council a few weeks back, with the impression that no further information was available to support the infrastructure costs etc.

If additional information is to be made available, Quantem, our costs consultants will need to review and thereafter we will update our appraisals and report. This additional analysis is likely to involve additional fees, which we will agree with the Harborough DC once we have sight of the information.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS
Executive Director

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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From: Stephen Holme [REDACTED]

Sent: 14 May 2024 17:35

To: Parminder Dosanjh [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED]

Subject: Lutterworth East

Hi Parm, I hope you are well?

Apologies for the delay in getting back to you on the highway costings.

For various reason this has taken longer than expected. However I am hoping to get them across to you in the next week.

I am aware that there were requests for other pieces of information relating to the costs – maybe we could have a run through what is currently outstanding?

If you would like to drop me an email or give me a call?

I look forward to hearing from you soon.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

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FW: Lutterworth East

From David Atkinson [REDACTED]
Date Wed 6/5/2024 6:06 PM
To Tess Nelson [REDACTED] Andrew Senior [REDACTED] Claire Berry [REDACTED]
[REDACTED] Mark Patterson [REDACTED]
Cc Adrian Eastwood [REDACTED]

 7 attachments (3 MB)

N004AJM-190854 17-11 - Initial Utilities Connections Budgets - Plot B8.pdf; 24252 Budget Quotation letter.pdf; option1_cost_break_3588370.pdf; demand_all_3626853.pdf; RE: Estimated costs of archaeological fieldwork; 33277_2010_002 - Preliminary Rising Main Layout.pdf; FW: Lutterworth East Spine Road Costs;

Hi Tess Andrew and Claire,
Here is a bundle of viability/financial information from LCC about Lutterworth East.
I think it came after my conversation with Stephen I mentioned to you.
Please tell me this is really useful and helps a lot – re Lutterworth east viability work.
Not sure if this information has all gone to Aspinall Verdi – if you suspect any of it has not – please send it on to them.
I am always a believer in them getting it twice than not at all!
Please keep me posted on how useful this is.
Kind regards,
David



David Atkinson, Director of Planning
[REDACTED] / [REDACTED]
Harborough District Council
The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG
www.harborough.gov.uk
Please do not print this email unless you really need to

From: Stephen Holme [REDACTED]
Sent: Wednesday, June 5, 2024 3:03 PM
To: David Atkinson [REDACTED]
Subject: FW: Lutterworth East
David - fyi
Kind Regards
Stephen Holme
Development Consultant
Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE
[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: Stephen Holme

Sent: Wednesday, June 5, 2024 10:20 AM

To: Max King [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet

[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood

[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Max, thanks for your email and apologies for the delay in responding.

I have pulled together the majority of the information you require.

Most of the cost information is self-explanatory. However the highways figures and computations are a little more complex. Our highways team have spent some time reviewing and updating the figures. There is a commentary with the number to help explain the build up of costs. I suggest we have a meeting when you are available to run through the figures with our highways team.

If you need to discuss any of the information do not hesitate to contact me.

For utility costs see email – Initial Utilities Connections Budget – Plot B8

Bus contribution relates to planning condition 49. Based on 3 buses for Lutterworth as a minimum, we would work on £150k per bus per year so £450k per year for 5 years would be a minimum = £2.25m + contingency = £2.5m

J20 this is a typo – should be J21 - Refers to planning Condition 31. J21 Highway mitigation works – see updated Highways costs

B8 site Archaeology figure – see email attached

The £4.6m for Foul Water is an estimated cost for offsite work to connect the site to the network based on the attached plan

Email relating to Highways costs attached

Residential Land Assembly

Cost	Original £	Indexed £
Water	£ 654,711	£ 679,823
Land Preparation (P1-3)	£ 5,146,897	£ 5,344,312
Foul Water	£ 4,600,000	£ 4,776,438
Temp. Power Connection	£ 1,044,193	£ 1,084,244
Electrical (WP Quote)	£ 18,619,527	£ 19,333,701
Landscaping	£ 2,000,000	£ 2,076,712
Bus Contribution	£ 2,500,000	£ 2,595,890
J20 Works	£ 1,590,741	£ 1,651,756
Total	£ 36,156,069	£ 37,542,877

Industrial Land Assembly

Cost	Original £	Indexed £
Gas B8	£ 52,000	£ 53,995
Archaeology B8	£ 800,000	£ 830,685
Land Preparation B8	£ 1,660,000	£ 1,723,671
Electric B8	£ 130,000	£ 134,986
Water B8	£ 42,000	£ 43,611
Foul Estimate B8	£ 30,000	£ 31,151
Highway B8	£ 1,500,000	£ 1,557,534
Total	£ 4,214,000	£ 4,375,633

Commercial Land Assembly

Cost	Original £	Indexed £
Gas	£ 2,600,000	£ 2,699,726
Total	£ 2,600,000	£ 2,699,726

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: Max King [REDACTED]

Sent: Monday, June 3, 2024 5:02 PM

To: Stephen Holme [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet
[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood
[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Stephen,

I trust you are well.

Please can you advise when we are likely to be in receipt of the below cost information?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
www.aspinallverdi.co.uk

T: 0207 1837580

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From: Stephen Holme [REDACTED]

Sent: 23 May 2024 14:15

To: Max King [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet
[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood
[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi max

The highways costs have just come through im just reviewing them with the team and should have them sent across to you in the next week.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: Max King [REDACTED]

Sent: Wednesday, May 22, 2024 3:23 PM

To: Stephen Holme [REDACTED]

Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Noa Van de Riet
[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood
[REDACTED] Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East

Hi Stephen,

I trust you are well?

I wanted to touch base on the below. Is the information ready to be sent over yet? Unless it has been sent to Parm directly, I don't think it has been sent over yet?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 0207 1837580

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From: Parminder Dosanjh

Sent: 15 May 2024 15:09

To: Stephen Holme

Cc: Jessica Nevin James Brierley Max King

Noa Van de Riet Mark Patterson

Adrian Eastwood

Subject: RE: Lutterworth East

Hi Stephen

Happy to discuss but probably best do so once we have had sight of the numbers. Also the QS, is currently on leave this week and we will need their thoughts on the latest information.

I am at UKREiIF for most of next week but Max and Noa will be available for a meeting,

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

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From: Stephen Holme [REDACTED]
Sent: 15 May 2024 14:55
To: Parminder Dosanjh [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Max King [REDACTED]
[REDACTED] Noa Van de Riet [REDACTED] Mark Patterson [REDACTED]
[REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East

I think its probably worth a chat to discuss the gaps in the numbers.

Unfortunately we were unable to respond in time for various reasons and I didn't realise you were completing your assessment without them.

However the numbers are likely to be available this week.

If your available to discuss it would be appreciated?

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
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From: Parminder Dosanjh [REDACTED]
Sent: Wednesday, May 15, 2024 9:01 AM
To: Stephen Holme [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED] Max King [REDACTED]
[REDACTED] Noa Van de Riet [REDACTED] Mark Patterson [REDACTED]
[REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East

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Hi Stephen

I am good trust you are well.

Thank you for your email below. You may or may not be aware, we submitted our draft to the Council a few weeks back, with the impression that no further information was available to support the infrastructure costs etc.

If additional information is to be made available, Quantem, our costs consultants will need to review and thereafter we will update our appraisals and report. This additional analysis is likely to involve additional fees, which we will agree with the Harborough DC once we have sight of the information.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
www.aspinallverdi.co.uk

T: 020 7183 7580

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From: Stephen Holme [REDACTED]
Sent: 14 May 2024 17:35
To: Parminder Dosanjh [REDACTED]
Cc: Jessica Nevin [REDACTED] James Brierley [REDACTED]
Subject: Lutterworth East

Hi Parm, I hope you are well?

Apologies for the delay in getting back to you on the highway costings.

For various reason this has taken longer than expected. However I am hoping to get them across to you in the next week.

I am aware that there were requests for other pieces of information relating to the costs – maybe we could have a run through what is currently outstanding?

If you would like to drop me an email or give me a call?

I look forward to hearing from you soon.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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From: [Claire Berry](#)
To: [Andrew Senior](#)
Subject: FW: Lutterworth East cabinet report
Date: 10 July 2024 08:55:50
Attachments: [Lutterworth East SDA report redacted 4.7.24.pdf](#)

From: Stephen Holme
Sent: Thursday, July 4, 2024 11:53 AM
To: David Atkinson
Cc: Mark Patterson ; Tess Nelson ; Andrew Senior ; Claire Berry
Subject: Lutterworth East cabinet report

Hi David I now have approval to provide you with a copy of the redacted cabinet report.
The only information removed are the £ costs associated with the project.
This is obviously confidential and is not to be shared with council members or officers other than yourselves.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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[REDACTED]

[REDACTED]

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Outlook

FW: Lutterworth East FVA

From Stephen Holme [REDACTED]**Date** Mon 3/11/2024 5:00 PM**To** David Atkinson [REDACTED]**Cc** Mark Patterson [REDACTED]

Andrew Senior [REDACTED]

Hi David, see email below from AV.

Im not aware of any queries outstanding on the casts are you?

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]

[REDACTED]

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From: Jessica Nevin**Sent:** 11 March 2024 16:22**To:** Stephen Holme**Subject:** FW: Lutterworth East FVA

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Stephen,

Please see below.

Thanks,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]

[REDACTED]

Gerald Eve LLP

45 Church Street

Birmingham, B3 2RT

www.geraldeve.com



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From: Jessica Nevin

Sent: Monday, March 11, 2024 10:29 AM

To: Parminder Dosanjh [REDACTED]

Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Parm,

Thank you for the update. If there are any further questions or queries do let us know.

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

Gerald Eve LLP
45 Church Street
Birmingham, B3 2RT
www.geraldeve.com



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From: Parminder Dosanjh [REDACTED]

Sent: Monday, March 11, 2024 9:46 AM

To: Jessica Nevin [REDACTED]

Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Jess

Weekend was good, trust you had a good one.

My understanding is that Harborough DC are in dialogue with Leicestershire CC regarding further evidence to support the infrastructure costs. Once this further information is available, Quantem should be able to complete their analysis and we

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will need a couple of weeks thereafter to complete our report.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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From: Jessica Nevin [REDACTED]

Sent: 11 March 2024 09:28

To: Parminder Dosanjh [REDACTED]

Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Parm,

I hope you had a good weekend.

Do you have an update on your report, please?

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

Gerald Eve LLP

45 Church Street

Birmingham, B3 2RT

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From: Parminder Dosanjh [REDACTED]
Sent: Wednesday, February 21, 2024 10:46 AM
To: Jessica Nevin [REDACTED]
Cc: Max King [REDACTED] Stephen Dunkley [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess

Thank you for your voice message earlier; the request for the additional information has come from our cost consultants. Stephen – can you give Jess a call (number is below) to discuss exactly what you need.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS
Executive Director

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
www.aspinallverdi.co.uk

T: 020 7183 7580

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From: Parminder Dosanjh
Sent: 15 February 2024 11:48
To: Jessica Nevin [REDACTED] Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth East FVA

Hi Jess

I believe it is the spine road costs primarily; however, I think it will be useful to also see the land assembly costs build up.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS
Executive Director

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
www.aspinallverdi.co.uk

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From: Jessica Nevin [REDACTED]
Sent: 15 February 2024 11:31
To: Parminder Dosanjh [REDACTED] Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Parm,

Just to confirm, are you after a build up of the land assembly and the spine road costs?

Thanks,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

Gerald Eve LLP
45 Church Street
Birmingham, B3 2RT
www.geraldeve.com



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From: Parminder Dosanjh [REDACTED]
Sent: Thursday, February 15, 2024 9:42 AM
To: Jessica Nevin [REDACTED] Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess

I have been asked by our cost consultants if a 'price build up' for the infrastructure costs could be provided. Hopefully this information is readily available.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

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T: 020 7183 7580

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From: Jessica Nevin [REDACTED]

Sent: 13 February 2024 16:49

To: Max King [REDACTED] James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]

Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Max,

I have spoken to the client regarding your queries and have added comments in red below.

This table is taken from p.56 of the transport assessment.

Land Use	Employees	AM		PM	
		Arrivals	Departures	Arrivals	Departures
BP/Offices	2,000	618	68	50	470
B8	693	122	234	253	270
B1/B2	3,067	902	442	221	773
Sub Total	5,760	1,642	744	524	1,513
Two Primary Schools	82	19	9	9	16
Community Hub	382	86	43	43	76
Grand Total	6,224	1,747	796	576	1,605

I hope this helps.

Kind regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]

Gerald Eve LLP

45 Church Street

Birmingham, B3 2RT

www.geraldeve.com



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From: Max King [REDACTED]

Sent: Monday, February 12, 2024 5:20 PM

To: Jessica Nevin [REDACTED] James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]

Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East FVA

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Hi Jess,

Thanks for the below.

I was hoping that you could also shed some light on the below with regards to the S106 costs.

Travel Pack Contribution - £474,328 (un-indexed): Can I ask how this has been calculated? I note the S106 agreement states a contribution of £52.85 per dwelling and per employee. What has this been applied to?

Bus Pass Contribution - £4,221,000 (un-indexed): Same question as above. I note that there is a contribution of £360 per pass. 2 passes per dwelling is $(2 \times 2,750) \times £360 = £1,980,000$ – correct. Is the remaining contribution linked to employee passes? Yes. If so, how has this been calculated? 6225 jobs – but this could be as high as 6300 – which would be £4,248,000

On-Site Pavilion/Pitches - £1,500,000 (un-indexed): It's not clear to me from Appendix 4 of your report how this has been calculated. Any further information much appreciated. Playing field land value, pavilion is an estimate.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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From: Jessica Nevin [REDACTED]

Sent: 08 February 2024 15:57

To: Max King [REDACTED] James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Max,

Thank you for your email.

Please see our comments in red below and appraisals attached.

Do let me know if you have any further questions.

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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Birmingham, B3 2RT
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From: Max King [REDACTED]
Sent: Thursday, February 8, 2024 2:41 PM
To: James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Jessica Nevin [REDACTED] Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED] Adrian Eastwood [REDACTED]
Subject: Lutterworth East FVA

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Hi James,

I trust this finds you and the team well.

We are undertaking a review of the attached FVA on behalf of Harborough District Council.

Below are a list of questions / clarifications which I'm hoping you will be able to assist with:

- i. Please can you share with us your live Argus appraisals for all phases/elements of the scheme. Attached the policy compliant, 0% AH, 0% AH inc. growth and the industrial land value. Apologies, the commercial appraisal seems to have corrupted so I am unable to send.
- ii. How have you calculated your affordable housing values? Unless I've completed overlooked it, I can't seem to see any reference to this within the report. Shared ownership / intermediate @ 70% of MV, social rent @ 44% of MV.
- iii. With regards to your private values, I note that you have indexed them from the date of sale to present day using the House Price Index. It would be good to get a bit more information on how this has been done. I.e, have you taken the average sale date across the sample and indexed it from that point? Or indexed each transaction individually? We were able to download sales data from Land Insight which also includes a Market £ psf value. Land Insight apply the Land Registry HPI from the date of the transaction to the most recent date available.
- iv. We might be able to deduce this from the live appraisals but please can you let us know how you have phased all the infrastructure costs, namely the spine road, within your appraisals? Live appraisals attached for your information.

Look forward to hearing from you.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants


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FW: Lutterworth East FVA

From David Atkinson [REDACTED]
Date Tue 3/19/2024 6:02 PM
To Mark Patterson [REDACTED] Andrew Senior [REDACTED]
Cc Adrian Eastwood [REDACTED]

Hi Mark/Andrew,
Could you advise me on this query please so I can go back to Stephen Holme of LCC.
Please contact me if you need to.
Thank you.
Regards,
David



David Atkinson, Director of Planning

Harborough District Council

The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG

www.harborough.gov.uk

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From: Stephen Holme
Sent: Monday, March 11, 2024 5:00 PM
To: David Atkinson
Cc: Mark Patterson ; Andrew Senior
Subject: FW: Lutterworth East FVA
Hi David, see email below from AV.
Im not aware of any queries outstanding on the casts are you?
Kind Regards
Stephen Holme
Development Consultant
Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
www.leics.gov.uk

From: Jessica Nevin [REDACTED]
Sent: 11 March 2024 16:22
To: Stephen Holme [REDACTED]
Subject: FW: Lutterworth East FVA

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--

Stephen,
Please see below.
Thanks,
Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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45 Church Street

Birmingham, B3 2RT

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From: Jessica Nevin

Sent: Monday, March 11, 2024 10:29 AM

To: Parminder Dosanjh [REDACTED]

Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Parm,

Thank you for the update. If there are any further questions or queries do let us know.

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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Birmingham, B3 2RT

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From: Parminder Dosanjh [REDACTED]
Sent: Monday, March 11, 2024 9:46 AM
To: Jessica Nevin [REDACTED]
Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess

Weekend was good, trust you had a good one.

My understanding is that Harborough DC are in dialogue with Leicestershire CC regarding further evidence to support the infrastructure costs. Once this further information is available, Quantem should be able to complete their analysis and we will need a couple of weeks thereafter to complete our report.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
www.aspinallverdi.co.uk

T: 020 7183 7580

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From: Jessica Nevin [REDACTED]
Sent: 11 March 2024 09:28
To: Parminder Dosanjh [REDACTED]
Cc: Max King [REDACTED] Stephen Dunkley [REDACTED] James Brierley [REDACTED]
Subject: RE: Lutterworth East FVA

Hi Parm,

I hope you had a good weekend.

Do you have an update on your report, please?

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]

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From: Parminder Dosanjh [REDACTED]
Sent: Wednesday, February 21, 2024 10:46 AM
To: Jessica Nevin [REDACTED]
Cc: Max King [REDACTED] Stephen Dunkley [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess

Thank you for your voice message earlier; the request for the additional information has come from our cost consultants. Stephen – can you give Jess a call (number is below) to discuss exactly what you need.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants



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From: Parminder Dosanjh
Sent: 15 February 2024 11:48
To: Jessica Nevin [REDACTED] Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth East FVA

Hi Jess

I believe it is the spine road costs primarily; however, I think it will be useful to also see the land assembly costs build up.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

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From: Jessica Nevin [REDACTED]

Sent: 15 February 2024 11:31

To: Parminder Dosanjh [REDACTED] Max King [REDACTED] James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Parm,

Just to confirm, are you after a build up of the land assembly and the spine road costs?

Thanks,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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From: Parminder Dosanjh [REDACTED]

Sent: Thursday, February 15, 2024 9:42 AM

To: Jessica Nevin [REDACTED] Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess

I have been asked by our cost consultants if a 'price build up' for the infrastructure costs could be provided. Hopefully this information is readily available.

Thanks

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

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From: Jessica Nevin [REDACTED]
Sent: 13 February 2024 16:49

To: Max King [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Parminder Dosanjh [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Max,

I have spoken to the client regarding your queries and have added comments in red below.

This table is taken from p.56 of the transport assessment.

Land Use	Employees	AM		PM	
		Arrivals	Departures	Arrivals	Departures
BP/Offices	2,000	618	68	50	470
B8	693	122	234	253	270
B1/B2	3,067	902	442	221	773
Sub Total	5,760	1,642	744	524	1,513
Two Primary Schools	82	19	9	9	16
Community Hub	382	86	43	43	76
Grand Total	6,224	1,747	796	576	1,605

I hope this helps.

Kind regards,

Jess

Jessica Nevin
Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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Birmingham, B3 2RT
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From: Max King [REDACTED]
Sent: Monday, February 12, 2024 5:20 PM
To: Jessica Nevin [REDACTED] James Brierley [REDACTED]
Cc: Fiona Kilminster [REDACTED] Adrian Eastwood [REDACTED]
Parminder Dosanjh [REDACTED]
Subject: RE: Lutterworth East FVA

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Hi Jess,

Thanks for the below.

I was hoping that you could also shed some light on the below with regards to the S106 costs.

Travel Pack Contribution - £474,328 (un-indexed): Can I ask how this has been calculated? I note the S106 agreement states a contribution of £52.85 per dwelling and per employee. What has this been applied to?

Bus Pass Contribution - £4,221,000 (un-indexed): Same question as above. I note that there is a contribution of £360 per pass. 2 passes per dwelling is $(2 \times 2,750) \times £360 = £1,980,000$ – correct. Is the remaining contribution linked to employee passes? Yes. If so, how has this been calculated? 6225 jobs – but this could be as high as 6300 – which would be £4,248,000

On-Site Pavilion/Pitches - £1,500,000 (un-indexed): It's not clear to me from Appendix 4 of your report how this has been calculated. Any further information much appreciated. Playing field land value, pavilion is an estimate.

Kind regards

Max King MRICS

Principal Consultant

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From: Jessica Nevin [REDACTED]
Sent: 08 February 2024 15:57
To: Max King [REDACTED] James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED] Adrian Eastwood [REDACTED]

Subject: RE: Lutterworth East FVA

Hi Max,

Thank you for your email.

Please see our comments in red below and appraisals attached.

Do let me know if you have any further questions.

Kind Regards,

Jess

Jessica Nevin

Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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From: Max King [REDACTED]

Sent: Thursday, February 8, 2024 2:41 PM

To: James Brierley [REDACTED]

Cc: Fiona Kilminster [REDACTED] Jessica Nevin [REDACTED] Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED] Adrian Eastwood [REDACTED]

Subject: Lutterworth East FVA

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Hi James,

I trust this finds you and the team well.

We are undertaking a review of the attached FVA on behalf of Harborough District Council.

Below are a list of questions / clarifications which I'm hoping you will be able to assist with:

- i. Please can you share with us your live Argus appraisals for all phases/elements of the scheme. Attached the policy compliant, 0% AH, 0% AH inc. growth and the industrial land value. Apologies, the commercial appraisal seems to have corrupted so I am unable to send.
- ii. How have you calculated your affordable housing values? Unless I've completed overlooked it, I can't seem to see any reference to this within the report. Shared ownership / intermediate @ 70% of MV, social rent @ 44% of MV.

- iii. With regards to your private values, I note that you have indexed them from the date of sale to present day using the House Price Index. It would be good to get a bit more information on how this has been done. I.e, have you taken the average sale date across the sample and indexed it from that point? Or indexed each transaction individually? We were able to download sales data from Land Insight which also includes a Market £ psf value. Land Insight apply the Land Registry HPI from the date of the transaction to the most recent date available.
- iv. We might be able to deduce this from the live appraisals but please can you let us know how you have phased all the infrastructure costs, namely the spine road, within your appraisals? Live appraisals attached for your information.

Look forward to hearing from you.

Kind regards

Max King MRICS

Principal Consultant

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