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Outlook

FW: Lutterworth east review

From Adrian Eastwood [REDACTED]
Date Tue 2/20/2024 2:15 PM
To Andrew Senior [REDACTED]

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme
Sent: Tuesday, February 20, 2024 1:50 PM
To: Adrian Eastwood ; Mark Patterson
Cc: David Atkinson
Subject: Lutterworth east review

Mark/ Adrian,

As part of the Lutterworth review discussed last week I wonder if one of you could give me a call to discuss some of the issues around planning in order to inform the report we are working on for the cabinet delivery options.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]
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[REDACTED]
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FW: Lutterworth east review

From Adrian Eastwood [REDACTED]
Date Tue 2/20/2024 2:35 PM
To Andrew Senior [REDACTED]

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: David Atkinson
Sent: Tuesday, February 20, 2024 2:35 PM
To: Stephen Holme ; Adrian Eastwood ; Mark Patterson
Subject: RE: Lutterworth east review
Hi Stephen.

The best person to discuss this with you would be Mark Patterson. He is back on Monday. Adrian can speak to you if you need this input this week?

I am also happy to call you if that would assist. Would a short Teams meeting help – me, you and Adrian? As I say the best person to put would be Mark but if your deadlines do not allow this being picked up next week then please say and Adrian and I could jump onto a quick Teams meeting with you this week: please let us know when you would be free between now and Friday if that would be good to do.

Thanks Stephen.

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

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From: Stephen Holme [REDACTED]
Sent: Tuesday, February 20, 2024 1:50 PM
To: Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]
Cc: David Atkinson [REDACTED]
Subject: Lutterworth east review

Mark/ Adrian,

As part of the Lutterworth review discussed last week I wonder if one of you could give me a call to discuss some of the issues around planning in order to inform the report we are working on for the cabinet delivery options.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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FW: Lutterworth East SDA

From Claire Berry [REDACTED]
Date Wed 7/31/2024 3:56 PM
To Andrew Senior [REDACTED]
Cc Tess Nelson [REDACTED] Joanna Ellershaw [REDACTED] Mark Patterson [REDACTED] David Atkinson [REDACTED]

Hi Andrew,
Please find below Jo's initial observations on the Employment Land Report.
I think it would probably be useful for us to discuss with Jo once you have considered her comments.
Regards Claire.

From: Joanna Ellershaw [REDACTED]
Sent: Wednesday, July 31, 2024 3:23 PM
To: Claire Berry [REDACTED]
Cc: Tess Nelson [REDACTED]
Subject: RE: Lutterworth East SDA

Hi Claire,

As discussed earlier, I've had a brief look at the Employment Land Report only. My initial observation is that from an employment land / economic perspective it's of limited assistance in terms of understanding the implications of removing the size cap for the following reasons:

- Its focus is mainly on demonstrating that there is market demand / a supply shortage for strategic B8, as opposed any lack of demand for non-strategic B8
- the (potential) impact of the loss of non-strategic B8 (land / jobs) to Harborough's overall employment land supply isn't accurately demonstrated . *N.b. applicant has / can only cite published evidence, but LPA monitoring / new evidence underway*
- no evidence of marketing activity / enquiries is presented, to substantiate the case that flexibility will expedite delivery
- economic impact (jobs / GVA) appears overstated failing to identify the 'difference' between the 'with / without cap' proposal. Larger units may mean a less efficient use of land / lower floorspace overall, no layout's (with / without cap) or analysis provided. Larger units, due to nature of occupiers (NDC/RDC's etc) provide fewer jobs per sqm than smaller units.
- The effect of 'no cap' on overall scheme viability isn't demonstrated (may be covered separately?)

Reference is made to a 'Gerald Eve' letter which I haven't seen, and I agree with Andrew that a layman's summary of the Industrial Submarket Report would be helpful. Overall, the report appears 'lite' on objectivity, effort, and evidence. The LP must provide quanta (jobs / land) for different types of employment, so in policy terms the ability to understand the difference that removing the cap has to the contribution the site makes to district supply is key. Hope these thoughts are useful at this stage, please share with Andrew if appropriate.

Regards,

Joanna

Joanna Ellershaw

Senior Planning Policy Officer – Strategic Planning Team

Mobile: [REDACTED]

Strategic Planning Team: [REDACTED]

Please note: My working hours are Monday – Thursday inclusive.

From: Andrew Senior [REDACTED]
Sent: Wednesday, July 24, 2024 10:05 AM
To: Claire Berry [REDACTED] Joanna Ellershaw [REDACTED]
Cc: Tess Nelson [REDACTED] Mark Patterson [REDACTED] David [REDACTED]

Atkinson [REDACTED] Adrian Eastwood [REDACTED]

Subject: Lutterworth East SDA

Dear Both,

I've attached the Employment Land Need Assessment and Dan's email answering a couple of my questions. If you could have a look at this when possible. I'll let Dan know we are reviewing it. At the moment the urgency seems to have gone out of the matter.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday



FW: Lutterworth East Timings

From David Atkinson [REDACTED]**Date** Thu 2/15/2024 10:16 AM**To** Claire Berry [REDACTED] Tess Nelson [REDACTED] Mark Patterson [REDACTED]
[REDACTED] Adrian Eastwood [REDACTED] Andrew Senior [REDACTED]
[REDACTED]

Hi all,

CONFIDENTIAL

IN preparation for our meeting later with LCC about Lutterworth East please find their high-level delivery trajectory which we can discuss with them later.

They seem to be saying we have 5 -years to do this from planning permissions and we are going to use this. Whether this is the right culture we need to safeguard the site in the local plan I am not sure – please have a think – lets discuss with them later. I think that is going to be a key discussion point.

If we need a pre-discussion, I am happy to have one?

Probably not needed as this is only an introductory meeting?

Thanks very much.

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:** Thursday, February 15, 2024 9:16 AM**To:** David Atkinson**Cc:** Jon Bennett**Subject:** Lutterworth East Timings

Dear David, in preparation for today's meeting - below are our thoughts on the delivery of the Lutterworth East site.

This is a high level assessment, but, given the work to be done on site and the permissions still required – such as highways technical approval and reserved matters – it's a realistic assessment.

This programme falls within the timelines prescribed in the planning approval – which gives 5 years from May 2022 for the first reserved matters application.

Speak later.

Date	Month	Item
Apr-24	1	Cabinet – decision as to the preferred delivery option
May-24	1	Procure disposal agent
June - Sept 2024	3	Launch Lutterworth site
Sep-24	1	finalise preferred purchaser
Sept- Jan 25	4	Draft contract
Feb-25	1	Exchange contract
March – Sept 2025	6	Reserved Matters on site

Sept 2025 -Jan 2026	4	Discharge condition
Mar-26	2	Commence on site infrastructure
Mar-27	12	Commence residential development

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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Outlook

FW: Lutterworth East update report 16th January planning committee

From Adrian Eastwood [REDACTED]

Date Mon 1/8/2024 9:34 AM

To Mark Patterson [REDACTED]

Andrew Senior [REDACTED]

1 attachment (120 KB)

WMLutterworth East Update Report..docx;

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Adrian Eastwood

Sent: Monday, January 8, 2024 9:33 AM

To: David Gair ; Jonathan Bateman ; Martin Sarfas ; David Atkinson

Subject: Lutterworth East update report 16th January planning committee

Dear Councillor

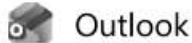
Please see attached report affecting your ward.

This report is anticipated as an exempt item to 16th January planning committee. Please therefore do not circulate.

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]



Fw: Lutterworth East Urban Extension FVA Review - AspinallVerdi

From Mark Patterson [REDACTED]
Date Tue 9/10/2024 11:03 AM
To Andrew Senior [REDACTED]

 1 attachment (1 MB)
240901 Lutterworth SUE_FVA Addendum_HBC_v1.pdf;

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
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From: Noa Van de Riet
Sent: 03 September 2024 10:45
To: Mark Patterson ; Adrian Eastwood
Cc: Parminder Dosanjh
Subject: RE: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Both

Following the issue of the invoice yesterday, please see attached a draft copy of the Lutterworth Addendum report.
Please let me know if you have any questions or queries.

Kind regards,

Noa Van de Riet

Consultant

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From: Noa Van de Riet

Sent: 02 September 2024 16:47

To: 'Mark Patterson' ; Parminder Dosanjh ; Adrian Eastwood

Cc: Julie Vincent

Subject: RE: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Both

Please see attached the invoice for both the previous amendments to the report following the Applicant providing further cost information, as well as Quantem's fee to review this, and the invoice for addendum report. We will issue the addendum report tomorrow once Parm has had a chance to review it.

If you have any questions or queries, please let me know.

Kind regards,

Noa Van de Riet

Consultant

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From: Mark Patterson [REDACTED]

Sent: 07 August 2024 10:33

To: Parminder Dosanjh [REDACTED] Adrian Eastwood [REDACTED]

Cc: Noa Van de Riet [REDACTED] Julie Vincent [REDACTED]

Subject: Re: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Parm,

We are having a few issues at our end with processing of invoices, I will chase this with our Finance team.

Many thanks

Mark

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

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

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Hi Adrian / Mark

Hope you are well.

My finance team were wondering when the attached invoice is likely to be paid as it is now over 3 months old. If there is an issue with the invoice then please do let me know.

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: Molly Toon [REDACTED]**Sent:** 29 April 2024 14:23**To:** [REDACTED]**Cc:** Parminder Dosanjh [REDACTED] Julie Vincent [REDACTED] Max King [REDACTED]

Noa Van de Riet

Subject: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Adrian,

I hope you are well.

I have attached AspinallVerdi's invoice for instruction.

I trust that everything is in order but should you have any queries, do not hesitate to contact me.

Regards,

Molly Toon BA MSc

Consultant

AspinallVerdi – Property Regeneration Consultants

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T: 0207 183 7580

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FW: Lutterworth East viability report

From Andrew Senior [REDACTED]
Date Wed 9/25/2024 8:31 AM
To Stephen Holme [REDACTED] Daniel Robinson-Wells <Daniel.Robinson-[REDACTED]>
Cc Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]
David Atkinson [REDACTED] Tess Nelson [REDACTED]

1 attachment (827 KB)

240924 Lutterworth SUE_FVA Addendum_HBC_v2.pdf;

Dear Both,
Please see attached.
Andrew Senior
Interim Strategic Development Officer
Tel: [REDACTED]
My working day is Wednesday

From: Noa Van de Riet
Sent: 24 September 2024 11:21
To: Andrew Senior ; Parminder Dosanjh
Cc: Mark Patterson ; Adrian Eastwood ; David Atkinson ; Claire Berry ; Tess Nelson
Subject: RE: Lutterworth East viability report

Hi Andrew
Please see attached the updated version of the report in response to GE's comments.
If you have any queries or questions, please let me know.
Kind regards,

Noa Van de Riet
Consultant
AspinallVerdi – Property Regeneration Consultants
[REDACTED]

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From: Andrew Senior [REDACTED]
Sent: 18 September 2024 12:34
To: Parminder Dosanjh [REDACTED]

Cc: Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]
David Atkinson [REDACTED] Claire Berry [REDACTED] Tess Nelson [REDACTED]
[REDACTED] Noa Van de Riet [REDACTED]

Subject: RE: Lutterworth East viability report

Hi Parm,

Many thanks.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Parminder Dosanjh [REDACTED]

Sent: 18 September 2024 12:32

To: Andrew Senior [REDACTED]

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

[REDACTED] David Atkinson [REDACTED] Claire Berry [REDACTED]

[REDACTED] Tess Nelson [REDACTED] Noa Van de Riet [REDACTED]

Subject: RE: Lutterworth East viability report

Hi Andrew

That's absolutely fine, will pick up these comments and issue a revised report to you next week.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

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From: Andrew Senior [REDACTED]

Sent: 18 September 2024 11:22

To: Parminder Dosanjh [REDACTED]

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

David Atkinson [REDACTED] Claire Berry [REDACTED] Tess Nelson [REDACTED]

Subject: FW: Lutterworth East viability report

Dear Parm,

Below are the latest GE comments on the addendum. Can you let mark and myself have your view.

Many thanks.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Stephen Holme [REDACTED]
Sent: 17 September 2024 08:40
To: Mark Patterson [REDACTED] Andrew Senior
 [REDACTED] David Atkinson [REDACTED]
Cc: Jessica Nevin [REDACTED] Daniel Robinson-Wells <Daniel.Robinson-
 [REDACTED]>
Subject: FW: Lutterworth East viability report

Mark, Andrew, David

See below comments from GE on the latest addendum from AV.

Most of the comments just relate to errors in the AV reporting which should be easily addressed.

There is a small tweak on the BLV number which I would hope AV can agree, so that all our reports align.

Can I leave this with to speak to AV please?

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: Jessica Nevin [REDACTED]
Sent: Tuesday, September 10, 2024 1:32 PM
To: Stephen Holme [REDACTED]
Cc: James Brierley [REDACTED]
Subject: RE: Lutterworth East viability report

Hi Stephen,

I have reviewed Aspinall Verdi's Addendum and have the following comments:

- AV conclude that although they haven't necessarily come to the exact conclusion we have assuming no growth (GE at 4%-5% and AV at 8% AH), they state that the Council should accept the proposed 10% AH as shown in GE's growth appraisal and that review mechanisms should be agreed to capture any uplift throughout the development when further detail on the scheme has been worked up.
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We haven't come to an agreement on some items still but AV have accepted the offer of 10% affordable housing stating that any potential uplift will be captured in reviews.

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We would suggest that we go back to AV regarding the comments in their Executive Summary that need to be amended.

Do you have any comments on the above before we go back to AV? Do give me a call if you wish to discuss.

Kind Regards,
Jess

Jessica Nevin
Senior Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]
[REDACTED]

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



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FW: Lutterworth East viability report

From Andrew Senior [REDACTED]

Date Wed 9/18/2024 11:21 AM

To Parminder Dosanjh [REDACTED]

Cc Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]
David Atkinson [REDACTED] Claire Berry [REDACTED] Tess
Nelson [REDACTED]

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Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Stephen Holme

Sent: 17 September 2024 08:40

To: Mark Patterson ; Andrew Senior ; David Atkinson

Cc: Jessica Nevin ; Daniel Robinson-Wells

Subject: FW: Lutterworth East viability report

Mark, Andrew, David

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Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]

[REDACTED]

[REDACTED]

www.leics.gov.uk

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Sent: Tuesday, September 10, 2024 1:32 PM

To: Stephen Holme [REDACTED]

Cc: James Brierley [REDACTED]

Subject: RE: Lutterworth East viability report

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Jessica Nevin
Senior Surveyor

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Mobile. [REDACTED]
[REDACTED]

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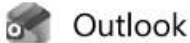
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FW: Lutterworth East viability report

From Stephen Holme [REDACTED]

Date Tue 9/17/2024 8:39 AM

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

Cc Jessica Nevin [REDACTED] Daniel Robinson-Wells [REDACTED]

Mark, Andrew, David

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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

Sent: Tuesday, September 10, 2024 1:32 PM

To: Stephen Holme

Cc: James Brierley

Subject: RE: Lutterworth East viability report

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FW: Lutterworth East

From Adrian Eastwood [REDACTED]
Date Tue 3/12/2024 11:26 AM
To Andrew Senior [REDACTED]

2 attachments (149 KB)

Spine road sectional costs 11.3.20.xlsx; Copy of AFG quick cost review RR .xlsx;

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme
Sent: Tuesday, March 12, 2024 11:22 AM
To: Parminder Dosanjh ; Adrian Eastwood ; Mark Patterson ; Raj Patel ; David Atkinson
Cc: Max King ; Noa Van de Riet
Subject: RE: Lutterworth East

Dear all,

I've just been passed this email from 22nd February relating the spine road / infrastructure costs and thought it might be useful to give some of the background to the spine road figures as this is a major cost item.

The first point is Gerald Eve have not produced the costs for the highways works – they have come from LCC's own highways department - who were looking at delivering the spine road themselves in 2020.

Our highways team carried out a significant amount of work on this as we were close to mobilising on the project in 2020 - subject to getting final technical approval and a grant. As part of this project Morgan Sindall were brought on to assist with the design, delivery and pricing of the works - acting as an external consultant and providing ECI. The costs produced by MS were then checked and audited by Gleeds. At this point we were looking at a budget of £81m which included fees, construction costs and contingency – see budget attached. Unfortunately the scheme was put on hold in 2020 and as such I requested our highways team to update the figures last year when GE carried out the viability assessment. – at which point we received the updated budget figure of £101m attached. It is likely that this figure will have increased since then.

As such the numbers are much more than estimates. However I appreciate there is a lot of detail behind the number you need to understand.

My suggestion is if further clarification on the budget is required a meeting takes place between yourselves and our highways team – at the earliest convenience.

I will deal with the gas and the s.106 community hub area separately.

Please feel free to contact me directly if you have any queries.

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: 22 February 2024 14:54

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

Raj Patel [REDACTED] David Atkinson [REDACTED]

Cc: Max King [REDACTED] Noa Van de Riet [REDACTED]

Subject: FW: Lutterworth East

Importance: High

Dear All

Please see below email received from our cost consultants who are reviewing the significant infrastructure costs associated with the Lutterworth East scheme. Based on the information available and the correspondence with Gerald Eve (the Applicant's viability consultant), we now have all the information that they access to; however, as you will read below, there must be additional information sitting behind these costs. The cost consultants are at a bit of an impasse, as they are unable to complete their analysis in full.

Is this something you are able to chase the County on? Would it help to have a quick meeting with the Cost Consultant so that you can get a better understanding of the issue before you approach the County?

If you would like a meeting, please let me know your availability for early next week and I will try to get a meeting arranged with the cost consultant.

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 Dunkley [REDACTED]

Sent: 22 February 2024 14:04

To: Parminder Dosanjh [REDACTED]

Cc: Chris Patrick [REDACTED]

Subject: Lutterworth East

Importance: High

Hi Parm

We have reviewed the information provided by Gerald Eve yesterday and still do not have rates for is to check. [Spine Road](#)

Gerald Eve seem to starting from a baseline of £71,921,999 but they have no supporting date that arrives at this figure.

They have then added £10,788,300 for risk and a deduction of £2,600,398 – a net adjustment of £8,187,902 (11.4%) – but have provided no details how these were calculated.

To the £80,109,901 they have added a 10% contingency.

Inflation has been added at 4.29% for inflation from Jun 21 to Feb 22 and a further 7.2% inflation from Mar 22 to Mar 23.

A Portfolio risk of £3,204,396 has then been added to arrive at the £101,722,666 in the FVA.

Other information provided from Gleeds and Morgan Sindall has totals well below the £71,921,999 baseline but these are a series of lump sums per section rather than the rates we expected to enable us to check the commercial allowances.

Gerald Eve has advised this is all the information they are able to provide us.

If that is the case, then we are unable to provide the services we quoted.

We do have unpriced BQs that we can rate but this will be beyond the scope of our current service agreement, and we will need to review our fee.

[Assembly Works](#)

Only lump sums have been provided.

We need far more detail to establish what rates have been used in the FVA. This information must be provided by Gerald Eve.

S106

We need the area of the community building so we can establish a rate ft2 used by Gerald Eve.

We need a description of what is included in the on-site and off-site sports facilities (number and type of pitches, ft2 and function of building, car parking, lighting etc.)

Gilmorton Traffic Calming scheme needs to be described and quantified so we verify the cost used by Gerald Eve.

We are assuming all other S106 will be in the form of contributions rather than built works. If that is not the case, we need ft2 and description of facilities that are being built.

Gas

The figure in the FVA is very precise - £2,699,726. There is no narrative to describe what is being provided or how the figure was arrived at. Gerald Eve to provide.

Happy to discuss when it is convenient. I am in meetings tomorrow morning but am available this afternoon or tomorrow afternoon.

Regards

Steve

Stephen Dunkley | Associate

Quantem | 73-75 Endell Street, Covent Garden, WC2H 9AJ

T [REDACTED] M [REDACTED]

E [REDACTED]

W quantem.co.uk

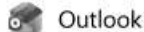
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FW: Lutterworth Land Assembly Costs

From Max King [REDACTED]
 Date Wed 7/24/2024 10:03 AM
 To Andrew Senior [REDACTED] Mark Patterson [REDACTED]
 Cc Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED]

4 attachments (3 MB)

RE: Lutterworth East - Transport/ bus contributions for S106 purposes ; 8379-L-20 Community Hub - Indicative Layout Rendered.pdf; 8379-L-21 Community Hub - The Venue.pdf; PE schedule of costs p.2.jpg;

Hi Andrew / Mark,

Hope you're both keeping well.

I wanted to send an email re Lutterworth as there is still a lot of back and forth between ourselves and the Applicant. I am also concerned that the Applicant now seems to be going straight to you and cutting us out with regards to viability matters.

The first point to note is that, whilst we are happy to keep amending our report, as per our initial fee quote we will have to charge for this additional work at hourly rates. Our initial fee quote did not allow for any meetings with either yourselves or the Applicant either, so these will have to be charged at our hourly rates as well.

With regards to the cost information that is being sent through from the Applicant (see attached and also in previous emails), I still have a number of concerns. As has been the case from the start, the source of these cost items and the relevant supporting evidence has not been clear. A lot of the items are based on either historic quotes, 'estimates' (see foul water cost below) or are contained in confusing cost schedules which our cost consultant Quantem has found very hard to make sense of. We can accept these historic quotes if this is the best information available, however I feel it is necessary to highlight in our report that relying on quotes and estimates for the purpose of ascertaining an accurate cost for a scheme as complex as this is not standard practice. I have reviewed the information that has been sent through by Stephen and where these various quotes match up with the cost items set out, I can remove the 'insufficient information provided' comment and say that these have been verified. However, for a lot of these items this comment will have to remain. Are you both free for a call perhaps tomorrow or early next week to discuss how best to move forward with this / what language you would like us to adopt in our report?

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 July 2024 16:55

To: Max King [REDACTED]

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

Subject: RE: Lutterworth Land Assembly Costs

Hi Max, as discussed additional information as requested on utility costs, Email on bus contributions and the community Hub.

Having discussed this with HDC they have requested that move away from the generic statements like 'insufficient information provided' regarding the land assembly costs in the report. Save for a small number of estimates the majority of these costs are now backed up with evidence. In addition I would like to see Quantum provide their own costs for the estimates.

The main item to agree on is the spine road costs. Comments like in 5.21 'the information that has been provided by the Applicant remains lacking in crucial detail' needs to be resolved. We cannot have a statement like this against a figure of £103m – as there is a danger the entire report will not be accepted by the planning committee. As far as we are aware we provided information – and have not been made aware what crucial information is lacking. I suggest we have a follow up meeting on this.

S.106 costs

I note you have made changes to the s.106 education contributions could you just explain the rationale here?

Regarding the community facility I have attached a possible option for the site – which is more in line with the s.106 cost.

Item	Applicant	AspinallVerdi	Action	LCC Comment	Cost
J21 Works	£1,651,756	INSUFFICIENT INFORMATION PROVIDED	Stephen to double check that this hasn't been double counted in the Spine Road costs which have been checked by Quantem.	See 'Gleeds price inflated' document. Tab highway costs cell H12. Price has now increased from original figure.	£1,765,889.56 +GE indexation
Bus Contribution	£2,595,890	INSUFFICIENT INFORMATION PROVIDED	Stephen to send email from bus company	Email from the head of LCC highways attached	
Landscaping	£2,076,712	INSUFFICIENT INFORMATION PROVIDED	Needs clarification	If this is an estimate, however I think it should be possible for	

Item	Applicant	AspinallVerdi	Action	LCC Comment	Cost
				quantum to provide a rate for this.	
Electrical (WP Quote)	£19,333,701	£19,333,701	-		
Temporary Power Connection	£1,084,244	£1,084,244	-		
Foul Water	£4,776,438	INSUFFICIENT INFORMATION PROVIDED		If this is an estimate, however I think it should be possible for quantum to provide a rate for this.	
Land Preparation (P1, P2 & P3)	£5,344,312	INSUFFICIENT INFORMATION PROVIDED	Needs clarification	There is a figure in the highways cost – this should be removed to avoid double counting	
Water	£679,823	INSUFFICIENT INFORMATION PROVIDED	Stephen to provide quote/exact figure for this	The figure is contained in the Pick Everard schedule of costs (P2) attached	£654,711 + GE indexation
TOTAL	£37,542,876	N/A	N/A		

Item	Applicant	AspinallVerdi	Difference
Gas	£2,699,726	£2,699,726	-
Archaeology - B8	£830,685	£830,685	-
Land Preparation – B8	£1,723,671	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Electric – B8	£134,986	£134,986	-
Gas – B8	£53,995	£53,995	-
Water – B8	£43,611	£43,611	-
Foul Estimate – B8	£31,1512	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Highway – B8	£1,557,534	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
TOTAL	£7,075,359	N/A	N/A

If we can get a meeting in the diary as soon as possible that would be great.

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: Max King

Sent: Thursday, July 18, 2024 4:07 PM

To: Stephen Holme

Cc: Jessica Nevin; Parminder Dosanjh; Noa Van de Riet

Subject: Lutterworth Land Assembly Costs

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Hi Stephen,

Thanks for your time just now.

As discussed, please see below the items which I have been able to correlate with the quotes you have sent through. Everything else needs further clarification.

In answer to your question on the phone, Quantum were not instructed to review these land assembly costs. Only the Spine Road costs and built S106 costs.

Item	Applicant	AspinallVerdi	Action
J21 Works	£1,651,756	INSUFFICIENT INFORMATION PROVIDED	Stephen to double check that this hasn't been double counted in the Spine Road costs which have been checked by Quantum.
Bus Contribution	£2,595,890	INSUFFICIENT INFORMATION PROVIDED	Stephen to send email from bus company
Landscaping	£2,076,712	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Electrical (WP Quote)	£19,333,701	£19,333,701	-
Temporary Power Connection	£1,084,244	£1,084,244	-
Foul Water	£4,776,438	INSUFFICIENT INFORMATION PROVIDED	If this is an estimate, as you say, then this will have to remain as insufficient information provided.

Item	Applicant	AspinallVerdi	Action
Land Preparation (P1, P2 & P3)	£5,344,312	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Water	£679,823	INSUFFICIENT INFORMATION PROVIDED	Stephen to provide quote/exact figure for this
TOTAL	£37,542,876	N/A	N/A
Item	Applicant	AspinallVerdi	Difference
Gas	£2,699,726	£2,699,726	-
Archaeology - B8	£830,685	£830,685	-
Land Preparation – B8	£1,723,671	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Electric – B8	£134,986	£134,986	-
Gas – B8	£53,995	£53,995	-
Water – B8	£43,611	£43,611	-
Foul Estimate – B8	£31,1512	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
Highway – B8	£1,557,534	INSUFFICIENT INFORMATION PROVIDED	Needs clarification
TOTAL	£7,075,359	N/A	N/A

Look forward to hearing from you.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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FW: Lutterworth SDA, B8 development [SHMA-ACTIVE.FID200866]

From David Atkinson [REDACTED]
Date Wed 3/27/2024 3:40 PM
To Andrew Senior [REDACTED]
Cc Mark Patterson [REDACTED] Claire Berry [REDACTED] Adrian Eastwood [REDACTED]

Hi Andrew.

I also think we should get our own legal advice on this too.

We did briefly discuss this earlier.

Let's approach a suitable counsel like Simon Bird KC for example through our legal service via a legal instruction brief through our legal service.

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: Daniel Robinson-Wells [REDACTED]
Sent: Wednesday, March 27, 2024 2:51 PM
To: Andrew Senior [REDACTED]
Cc: David Atkinson [REDACTED] Mark Patterson [REDACTED]
Claire Berry [REDACTED] Adrian Eastwood [REDACTED]
Subject: RE: Lutterworth SDA, B8 development [SHMA-ACTIVE.FID200866]

Hi Andrew,

Personally, I don't believe that there are any issues in respect of Hillside/Dennis for solely applying to vary the permission to remove the B8 floor space condition. It is our initial view that it makes no material difference to the assessment of the development, in particular in highways and landscape terms. However, LCC are currently contemplating seeking legal advice regarding this matter.

Kind Regards,

Dan

Dan Robinson-Wells

Associate Director

M [REDACTED]

From: Andrew Senior [REDACTED]
Sent: 27 March 2024 11:14
To: Daniel Robinson-Wells [REDACTED]
Cc: David Atkinson [REDACTED] Mark Patterson [REDACTED]
Claire Berry [REDACTED] Adrian Eastwood [REDACTED]
Subject: Lutterworth SDA, B8 development
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Dear Both,

We have discussed the possibility of bringing the B8 site forward. In the light of both Hillside and Dennis I wondered if you had come to a legal view as to whether this is possible.

Andrew Senior
Interim Strategic Development Officer
Tel: [REDACTED]

My working day is Tuesday from 6 March it will be Wednesday

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Outlook

FW: Please check or new PO please.. : Lutterworth East Urban Extension FVA Review - AspinallVerdi

From Adrian Eastwood [REDACTED]**Date** Wed 6/19/2024 9:35 AM**To** Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Debbie Lansdell**Sent:** Tuesday, June 18, 2024 3:01 PM**To:** Adrian Eastwood**Subject:** RE: Please check or new PO please.. : Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Adrian

I have found the order for this and I have now goods receipted

*Kind Regards**Deb Lansdell*

Planning Administration Assistant – Development Management

Harborough District Council
[REDACTED]<http://www.harborough.gov.uk/>

From: Adrian Eastwood [REDACTED]**Sent:** Thursday, June 6, 2024 1:24 PM**To:** Debbie Lansdell [REDACTED]**Subject:** Please check or new PO please.. : Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Debs

Can you check if a PO was raised for the attached, please.

If not, can you please raise £21,681.25 from 63304 to AspinallVerdi for LEAST viability work.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Adrian Eastwood**Sent:** Thursday, June 6, 2024 11:31 AM**To:** Max King [REDACTED]**Subject:** RE: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Ok

I will need to get a PO raised or check if one issued where sent.

I'll aim to confirm by next week.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Max King [REDACTED]**Sent:** Thursday, June 6, 2024 11:09 AM**To:** Adrian Eastwood [REDACTED]**Cc:** Noa Van de Riet [REDACTED]**Subject:** RE: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Adrian,

I don't believe that a PO number was provided – our invoice was issued without one.

*Kind regards***Max King MRICS**

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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From: Adrian Eastwood**Sent:** 06 June 2024 10:57**To:** Max King**Subject:** RE: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Max

Unfortunately, HDC has payment delays. I am sorry.

Can you please confirm the purchase order HDC provided and I can check?

Adrian Eastwood MRTPI

Head of Service Development Management

From: Max King**Sent:** Wednesday, June 5, 2024 10:14 AM**To:** Adrian Eastwood**Cc:** Noa Van de Riet**Subject:** FW: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Adrian,

I trust that you are well.

I understand that the attached invoice is yet to be paid. Can I ask when we are likely to receive payment?

Kind regards

Max King MRICS

Principal Consultant

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From: Noa Van de Riet**Sent:** 05 June 2024 10:07**To:** Max King**Subject:** FW: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Kind regards,

Noa Van de Riet

Consultant

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From: Molly Toon

Sent: 29 April 2024 14:23

To: [REDACTED]

Cc: Parminder Dosanjh [REDACTED] Julie Vincent [REDACTED] Max King

[REDACTED] Noa Van de Riet [REDACTED]

Subject: Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi Adrian,

I hope you are well.

I have attached AspinallVerdi's invoice for instruction.

I trust that everything is in order but should you have any queries, do not hesitate to contact me.

Regards,

Molly Toon BA MSc

Consultant

AspinallVerdi – Property Regeneration Consultants

[REDACTED]

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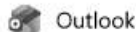
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FW: REPLY : Lutterworth East Report to 16th January 2024 planning committee.

From: Adrian Eastwood [REDACTED]
Date: Tue 1/9/2024 3:58 PM
To: Andrew Senior [REDACTED]; Mark Patterson [REDACTED]

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Tuesday, January 9, 2024 3:58 PM
To: 'Richard Nunn LTC'; David Atkinson
Subject: REPLY : Lutterworth East Report to 16th January 2024 planning committee.
Dear Richard

If an application is made to vary the S106 agreement I anticipate it would be made public and discussed at planning committee.

I caveat that anticipation is subject:

- The format of any application (ie only planning applications are statutorily subject to consultation)
- considering should sensitive (ie commercial / viability) information is submitted if that can be made available.

My expectation is that any s106 variation in context of Lutterworth East beyond very minor (eg modest changes to delivery triggers), shall be referred to planning committee as the original decision maker to consider any variation if proposed.

Regards

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Richard Nunn LTC [REDACTED]
Sent: Tuesday, January 9, 2024 3:33 PM
To: Adrian Eastwood [REDACTED]
Subject: Re: Lutterworth East Report to 16th January 2024 planning committee.

Dear Adrian,

Firstly, thanks very much for letting me know, it is greatly appreciated.

While I understand that the report is an exempt item, and I appreciate you telling me that at present there has been no application to vary the S106 agreement, would I be right in saying that should an application to vary the S106 agreement be made, this would be made public and would be discussed in public by the Planning Committee?

Thanks again,

Kind Regards,

Richard

Richard Nunn

Chair of Admin and Finance

Chair of Lutterworth East Committee

Lutterworth Town Council

On 9 Jan 2024, at 13:43, Adrian Eastwood [REDACTED] wrote:

Dear Mr Nunn

As a matter of courtesy, I write to let LTC know that there is a Lutterworth East Update report scheduled to this council's 16th January 2024 planning committee.

The report is an exempt item and not therefore available to read, and that part of the meeting cannot be watched.

The update report is for information of the committee. It is giving the committee advance notice that the applicant may in future apply to vary the existing S106 Agreement. There has not yet been an application to vary the s106.

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

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Outlook

FW: Report to Planning Committee to be reported under private (exempt) session under S100A (4) of the Local Government Act 1972

From Adrian Eastwood [REDACTED]**Date** Fri 1/5/2024 2:42 PM**To** Mark Patterson [REDACTED]

Andrew Senior [REDACTED]

1 attachment (122 KB)

Lutterworth East Update Report..docx;

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]**From:** David Atkinson**Sent:** Friday, January 5, 2024 2:40 PM**To:** DemocraticServices**Cc:** Adrian Eastwood ; Julie Young**Subject:** Report to Planning Committee to be reported under private (exempt) session under S100A (4) of the Local Government Act 1972**Importance:** High**Sensitivity:** Confidential

Hello Democratic Services,

PRIVATE AND CONFIDENTIAL

I want the attached report which is in the Democratic Hub for consideration by the Planning Committee at their meeting on 16 1 24 to be considered by the Committee in private (exempt) session please.

This is because the following three reasons for doing this have been triggered:

1. Information which is likely to reveal the identity of an individual
2. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
3. Information which reveals that the authority proposes—

(a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or

(b) to make an order or direction under any enactment.

The first reason applies because the officers working on the promotion of the Lutterworth East site on behalf of the organisation promoting the site for development could be identified from information set out in the appendix to the report and also at other points in the report where the site and potential intentions of the site promoters are discussed.

The second reason applies because it is possible to discern the potential future business affairs of the site promoter (the authority holding this information) in terms of their potential future intention to apply to vary the terms of the S106 agreement for this site which, if it were to happen, would be likely to relate to the promoters potential future financial and business affairs concerning the site.

Part (b) third reason applies because information contained in the report could relate to a future order or direction made by the authority under s106 of the Town and Country Planning Act 1990, as amended, (for example, and completely without prejudice: any potential future decision that may be taken by the local planning authority to vary, or not to vary, the s106 agreement relating to this site).

I trust this is sufficient information that is needed for this report to the 16 1 24 Planning Committee to be placed under private (exempt) session by virtue of S100A (4) of the Local Government Act 1972.

If you need any more information please do please contact me.

I will mark that this report is to be considered under exempt session on the version of the report saved in the Democratic Hub MS Teams channel.

Thank you very much.

Regards,

David



David Atkinson, Director of Planning

Harborough District Council

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Outlook

FW: Section 73 Application B8 site Lutterworth East SDA [SHMA-ACTIVE.FID200866]

From Andrew Senior [REDACTED]**Date** Wed 9/4/2024 2:26 PM**To** Claire Berry [REDACTED]

1 attachment (714 KB)

19-059-F001-001-A-Proposed Site Plan - 2 units.pdf;

Claire,

You seem to have been left out of this.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Daniel Robinson-Wells**Sent:** 04 September 2024 14:15**To:** Andrew Senior**Cc:** Stephen Holme ; David Atkinson ; Mark Patterson ; Joanna Ellershaw ; Adrian Eastwood ; Tess Nelson**Subject:** RE: Section 73 Application B8 site Lutterworth East SDA [SHMA-ACTIVE.FID200866]

Hi Andrew,

Apologies – please find attached.

Thanks

Dan

Dan Robinson-Wells

Associate Director

M [REDACTED]

From: Andrew Senior [REDACTED]**Sent:** 04 September 2024 13:36**To:** Daniel Robinson-Wells [REDACTED]**Cc:** Stephen Holme [REDACTED] David Atkinson [REDACTED] Mark Patterson [REDACTED] Joanna Ellershaw [REDACTED] Adrian Eastwood [REDACTED] Tess Nelson [REDACTED]**Subject:** RE: Section 73 Application B8 site Lutterworth East SDA**This Message originated outside your organization.**

Hi Dan,

One point on first quick read. Point 2 refers to an illustrative layout which doesn't seem to have been attached.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

From: Daniel Robinson-Wells [REDACTED]**Sent:** 30 August 2024 16:04**To:** Andrew Senior [REDACTED]**Cc:** Stephen Holme [REDACTED] David Atkinson

Mark Patterson
 Joanna
 Ellershaw
 Adrian Eastwood
 Tess Nelson

Subject: RE: Section 73 Application B8 site Lutterworth East SDA

Dear Andrew,

Thank you for your email. We have discussed this internally and liaised with Gerald Eve and Marrons' economic specialist. Our response to your questions is in blue below.

In summary, there is currently limited bigger warehouse units (over 400,000 sq. ft.) and as such occupiers are having to pay a premium to lease what is available. For example, recently an occupier based at Magna Park Lutterworth had an immediate requirement and had to take space in Corby instead, 582k sq. ft. as it was the only building available for them in their preferred size range. Gerald Eve acquired a unit in Corby, 660k sq. ft. c18 months ago for £7.95 psf and the recent occupier have just agreed to pay £9.50 psf. Gerald Eve has another occupier requirement for c.150k sq. ft. in Corby and have been offered a unit at £8.25psf. So at the moment larger buildings are commanding a premium which is reflected in the price developers are willing to pay for land where larger units can be constructed.

There are also economies of scale, it is more cost effective to build a larger unit/s so again this can be reflected in the land value.

There is significant capital looking to invest in Industrial and Logistics in the UK and there is a preference for larger units. See the links below examples:

- [20240722.pdf \(mitsuifudosan.co.jp\)](#) and [£135million logistics development coming to Coventry - The Coventry Observer](#)
- [Investing in the New Economy - GLP Capital Partners \(gcp.com\)](#) - GLP is owned by GLP Capital Partners which is a consortium of international money.
- [Blackbrook and Cain International announce merger - Blackbrook Capital](#) - Blackbrook funded c.450,000 sq. ft. development in Redditch, they have recently merged with Cain International and are seeking more development sites.

If you have any queries, please let us know.

Kind Regards,
 Dan

From: Andrew Senior
Sent: 15 August 2024 10:54
To: Daniel Robinson-Wells
 Stephen Holme
Cc: David Atkinson
 Mark Patterson
 Joanna Ellershaw
 Adrian Eastwood
 Tess Nelson
Subject: Section 73 Application B8 site Lutterworth East SDA
This Message originated outside your organization.

Dear Both,

Here are some initial comments on the information received with the above application.

1. The submitted report from Gerald Eve (GE) sets out the perceived advantages of a development of a strategic B8 site it does not, however, provide a comparison between the development of this site for strategic B8 compared with the development of this site in accordance with the existing planning permission

At present Lutterworth East is not viable. Without changes, it will not happen. In order to start the B8 site (and open up the northern access) there is circa £25m in Highway costs. The GE letter states that the current value is £24m. The difference between cost of construction and value does not generate enough of a return to make it worthwhile. The return with the floorspace restriction removed is circa £30m. The GE letter sets out that larger units are more attractive and to a larger pool of operators, thereby attracting greater values. This increase in value will assist with the viability of the development overall.

2. GE state in their letter that the market will pay more for sites which can accommodate larger units, and they refer to average unit size of new industrial take-up over the past 3 years of 280,000 sq ft. It is unclear if it is considered that this site could accommodate individual units of 280,000 sq ft. If not, what is the maximum size of unit

that it is considered could be accommodated on this site and how many units could be accommodated/ what are the options for the mix of unit size? Details of the potential site layout, the floorspace of individual units and FTE per sqm per unit would be helpful to compare with the permitted development.

Yes the Site could accommodate a single unit of approx. 500,000 sq.ft. Removal of the cap provides flexibility. Attached is an illustrative layout, which shows one way in which the Site could be arranged. Note this layout is purely illustrative, and it is acknowledged that it exceeds the limit in the parameters plan (upto 52,000 sqm) by circa 4,000 sqm.

3. GE state that larger units are likely to attract more international capital and investment - is it considered that this site is large enough to attract 'international' and 'capital investment'? Are there any examples of local or similar scale development where this has happened.

In removing the cap, the site becomes far more attractive to major investment funding companies. Where it currently is it is a far more limited market, where the units are compromised by their size. See paragraph 2.a of the GE letter.

4. GE state that bigger units are attracting rental premiums and refer to a new headline rent paid for a 582kft² unit in Corby, this site accommodate a unit of this size? What sort of rent is the largest possible unit likely to generate?

As noted above, the site could accommodate a single unit of approx. 500,000 sq.ft

The GE letter is evidence of market appetite present; see para 2.d.

5. What is the evidence that larger units attract larger companies who employ larger numbers? How does this compare with what the approved scheme is likely to generate?

The case is not that larger units employ larger numbers of employees, but about the land value that could be generated. The submitted Employment Needs Assessment Review states that the number of jobs is likely to be between 550 and 740 FTE.

6. What is the evidence for the demand for strategic B8 sites?

See GE Letter and submitted Employment Needs Assessment Review

There is significant demand for strategic sites, this is supported by:

i) Market expertise and knowledge - GE regularly attend a number of developer and investor calls and meetings - there is significant demand for strategic sites, this is from both domestic and international investors / developers. The GE agent advising LCC Strategic Property Services has been working in the Midlands region (based in Birmingham) for 20 years plus.

ii) Market Demand - It is known in the market that GE are involved with this site (Previously GE were asked to softly market test the site) and speculative offers and expressions of interest have been received from a number of parties including (but not limited to) Trebor, SEGRO, Panattoni, GLP, Stoford, Graftongate, OPUS, Newlands and PLP.

7. What is the evidence for the range of unit sizes that the market is seeking?

See GE Letter and submitted Employment Needs Assessment Review

Additionally, Gerald Eve state that there are at least a dozen active occupiers currently seeking space in the local area with various business needs between 100,000 and 450,000 sq ft. From a sample of a number of recent transactions from the past 6 months across the Midlands the average rent per square foot (psf) was £9, with a range of £7.75 to £13 psf. Whilst the geographical spread of all transactions is across the Midlands all occupiers would have / did consider Lutterworth as a location.

The detail of this information is commercially sensitive. We may be able to share in confidence if you require further information.

8. What range of rental levels are likely to be generated by units within the range allowed on site and what evidence is there for this?

See GE Letter and submitted Employment Needs Assessment Review

See above for recorded rents albeit given shortage of good quality stock quoting rents have risen. For instance, Magna Park and sites in Coventry are quoting between £10.25 and £10.75 psf.

9. Is there any detail on the supply of non-strategic units i.e. less than 9000m2 in the Lutterworth / local area?

See GE Letter and submitted Employment Needs Assessment Review.

There is demand for all size ranges, the most demand is documented for units above 100,000 sq. ft.

10. Would the loss of the permitted scale of units have an impact on district local supply?

See submitted Employment Needs Assessment Review (paras 1.12, 4.4, 4.5, 4.24) there is a surplus of non strategic B8 units. E.g:

4.24 In summary the Adopted local plan (2019) identified non strategic logistics needs of 8ha and a supply of 20.9ha, indicating a policy surplus of 12.9ha – broadly the size of the Site (13ha).

Our concerns are that we are being asked to set aside the policy in the local plan but with the information presented we have no means of assessing the impact of the proposed change on the position that is established by that policy.

The Employment Needs Assessment Review addresses these concerns. Irrespective, the current non-viability of the Site is a significant material consideration.

Notwithstanding, the Adopted Local Plan would appear to over provide for non-logistics floorspace – by broadly the size of the site (as set out above/ para 4.24 Employment Needs Assessment). If the site were to be fully occupied by a strategic warehouse operator, the loss of non-strategic floorspace would not, therefore, negatively impact on local plan policy. However, the application merely seeks flexibility, and it may well be the case that it could provide for some non-strategic occupiers.

Furthermore, the logistics landscape has changed significantly since adopted of the Local Plan – with significantly higher levels of demand now experienced for strategic floorspace – the flexibility sought by the application simply seeks to better address these more recent needs.

Mark is away until 27 August and I'm back on 28 August

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

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reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the person you are dealing with to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

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From: [Stephen Holme](#)
To: [David Atkinson](#)
Cc: [Jon Bennett](#); [Mark Patterson](#)
Subject: FW: UHL JR
Date: 13 March 2023 13:57:25
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi David, Jon Bennett has passed your email on to me to respond to your questions below.

Prior to lock down we were looking to go to the market, on receipt of planning and with the hope of HIF grant funding, to procure a joint venture partner to deliver the project with LCC.

Unfortunately the delay in planning, failure to obtain HIF grant funding and increases in infrastructure costs has impacted the project.

As it stands the scheme requires substantial funding to meet the s.106 obligations and the upfront infrastructure works necessary to prepare the site for development.

As such we are going to need to review the s.106 (especially the affordable housing allocation) to make the project more palatable to investors. This is likely to happen after the elections in May. If we are able to improve the viability of the scheme we will be looking to bring it forwards for development as soon as reasonably possible – one way or another.

I appreciate this isn't quite what you were hoping to hear but if we are to bring forward a development of this scale it is imperative that it is attractive to the market – and as such we have to be realistic in ensuring it is going to be financially viable.

If you have any questions regarding this do not hesitate to contact me.

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: Jon Bennett [REDACTED]
Sent: 10 March 2023 09:27
To: Stephen Holme [REDACTED]
Subject: FW: UHL JR

No sure I forwarded this on – but can you reply to DA please.

Thanks

JB

From: David Atkinson [REDACTED]
Sent: 09 March 2023 15:26
To: Jon Bennett [REDACTED]
Subject: UHL JR

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Hi Jonathan.

Good news today the Lutterworth East SDA is finally clear of legal action from UHL, and the planning permission is therefore confirmed.

Is there any update from yourselves as site promoters at County around how quickly you will now be progressing the next steps with making the site ready to go into its Reserved matters planning application stage? For example, getting a master development partner on board and moving forward?

Obviously, we at HDC are very keen to know about any intelligence on this you can share with us from the point of view of the HDC Local Plan 5 -year housing land supply and protecting that supply and the soundness of the HDC Local Plan.

Any update information you can let me have would be much appreciated.

I am on weeks leave now until 20 3 23 but any information you can send would be much appreciated and I will pick it up on my return.

Thank you and have a great weekend.

Kind regards,

David



David Atkinson, Director of Planning

Harborough District Council

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FW: Update : Aspinall Verdi advice to HDC on Lutterworth East.

From Adrian Eastwood [REDACTED]

Date Tue 1/9/2024 10:50 AM

To Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Adrian Eastwood

Sent: Tuesday, January 9, 2024 10:50 AM

To: 'Parminder Dosanjh'

Cc: Max King

Subject: Update : Aspinall Verdi advice to HDC on Lutterworth East.

Dear Parm

LCC has agreed to meet HDC costs.

There is an Exempt report to HDC 16th January planning committee updating on the option to assess viability and potentially vary the s106. Also, the report confirms HDC is not compelled to vary the s106 in its first five years.

Subject to that meeting I expect HDC will contact you further.

Regards

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Parminder Dosanjh [REDACTED]

Sent: Monday, January 8, 2024 4:53 PM

To: Adrian Eastwood [REDACTED]

Cc: Max King [REDACTED]

Subject: RE: FYI : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Happy New Year!

Following on from our exchange of emails below, I was wondering if you had heard anything further on this from Leicestershire CC.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

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From: Parminder Dosanjh

Sent: 02 November 2023 14:39

To: Adrian Eastwood [REDACTED]

Cc: Max King [REDACTED]

Subject: RE: FYI : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Thanks for the update, I am on leave from the back end of next week until the 27th November; however, my colleague Max King will be around, if this needs to kick off whilst I am away.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

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From: Adrian Eastwood [REDACTED]

Sent: 02 November 2023 14:26

To: Parminder Dosanjh [REDACTED]

Subject: FYI : Aspinall Verdi advice to HDC on Lutterworth East.

FYI

Adrian Eastwood MRTPI

Head of Service Development Management

[REDACTED]

From: Stephen Holme [REDACTED]

Sent: Thursday, November 2, 2023 2:19 PM

To: Adrian Eastwood [REDACTED]

Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

Hi adrian – ive instructed our solicitor to draft this

Hopefully get it back to you next week.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

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From: Adrian Eastwood [REDACTED]

Sent: 01 November 2023 15:51

To: Stephen Holme [REDACTED]

Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

Ok please submit draft PPA to HDC.

Thank you

Adrian Eastwood MRTPI

Head of Service Development Management

[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Wednesday, November 1, 2023 3:28 PM
To: Adrian Eastwood [REDACTED]
Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
We will reimburse within their required payment timings – 30 days is fine
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: Adrian Eastwood [REDACTED]
Sent: 01 November 2023 15:22
To: Stephen Holme [REDACTED]
Subject: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
FYI
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Friday, October 20, 2023 3:31 PM
To: Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED]
Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Hello Stephen
This seems ok.
There is no actual application to vary the s106.
Need to include at what point LCC will reimburse. I think AV quote included monthly settlement or something up front if you check back please?
Regards
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Monday, October 16, 2023 10:06 AM
To: Adrian Eastwood [REDACTED]
Cc: Clare Sinnott [REDACTED]
Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Hi adrian we will need to do the as a PPA
Can you confirm you are happy with the HOT's I proposed previously?

- HDC to appoint an independent assessor to review the information provided within a 3-week time period commencing from the completion of the PPA (review period). As this needs to be an independent assessment of LCC's viability assessment, HDC will need to appoint the independent assessor.
- LCC to respond to requests for information with a 2-week time period of any request.
- Both parties shall work to a target date of 3 months from completion of the PPA to finalise the assessment.
- HDC to determine the application to vary the existing section 106 agreement within 4 weeks of the viability assessment being finalised.
- HDC will provide LCC with the quote for costs related to the appointment of the independent assessor.

- LCC will reimburse HDC with all reasonable costs associated with the instruction of the independent assessor.

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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From: Stephen Holme

Sent: 10 October 2023 15:41

To: Adrian Eastwood [REDACTED]

Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

That's fine – I'll get one drafted

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

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County Hall, Glenfield, Leicester.

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From: Adrian Eastwood [REDACTED]

Sent: 10 October 2023 13:46

To: Stephen Holme [REDACTED]

Subject: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Stephen

Can you please submit a legal undertaking for HDC to secure the reimbursement.

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management

From: Stephen Holme [REDACTED]

Sent: Wednesday, October 4, 2023 1:43 PM

To: Adrian Eastwood [REDACTED]

Subject: FW: Progress. : Aspinall Verdi advice to HDC on Lutterworth East.

Hi adrian as discussed LCC are happy to reimburse HDC for the cost of their instruction but we cannot instruct them – therefore you will need to fill the form out with your details.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

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From: Adrian Eastwood
Sent: 29 September 2023 11:22
To: Stephen Holme
Subject: Progress. : Aspinall Verdi advice to HDC on Lutterworth East.

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Hello Stephen

David Atkinson has asked AV is instructed.

I have checked and AV confirm the attached quote stands, and it has capacity to commence.

Can you please confirm LCC will meet costs and provide relevant details to populate below for issuing to AV (HDC shall be the client main contact)

If the Applicant is to pay our fees directly, then we would seek to invoice (and receive payment) upfront before commencing our analysis. We will require the Applicant's billing details, with the following information to be provided for our records:

Client Main Contact Name	
Accounts Contact Name	
Accounts Email address	
Company Name (& Invoicing Name if different)	
Project Purchase Order Number	
Email Address	
Telephone number	
Mobile number	
Postal address	
Postcode	
Applicant Contact Details for Invoicing	

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management

From: Parminder Dosanjh
Sent: Friday, July 14, 2023 3:21 PM
To: Adrian Eastwood
Cc: Matthew Olive Adam Baker
Subject: RE: FYI : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Further to my email below, please see updated fee letter, including input from the QS who has now had sight of the supporting evidence.

Please note that I will be on leave from the end of next week until the 8th August and therefore if the instruction is confirmed whilst I am away, then my colleagues Mat Olive and Adam Baker will be able to pick this up in my absence.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

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From: Parminder Dosanjh**Sent:** 30 June 2023 15:33**To:** Adrian Eastwood [REDACTED]**Subject:** RE: FYI : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Please see attached our fee proposal for reviewing the Applicant's viability statement. The fee include input from a QS to review the S1076 costs; however, due to the lack of available information they have not provided a fee to review the infrastructure costs and therefore if further evidence becomes available then additional fees will be required. I did approach a couple of QS firms and the feedback was the same i.e. lack of information to benchmark the infrastructure costs.

I look forward to hearing from you in due course. I am on leave from the 21st July for a couple of weeks; however, my colleagues will be able to crack on with the analysis whilst I am away.

Kind regards

Parm

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

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From: Adrian Eastwood [REDACTED]**Sent:** 16 June 2023 10:09**To:** Parminder Dosanjh [REDACTED]**Subject:** FYI : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

FYI

Adrian Eastwood MRTPI

Head of Service Development Management

From: Adrian Eastwood**Sent:** Friday, June 16, 2023 10:08 AM**To:** Stephen Holme [REDACTED]**Cc:** Mark Patterson [REDACTED]**Subject:** Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Stephen

The AV contact is:

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

AspinallVerdi – Property Regeneration Consultants

[REDACTED]
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M: [REDACTED]

If LCC please discuss with Parminder an approach whereby LCC funds AV to report directly to HDC with advice and recommendations on viability report LCC submit.

If agreed the principles of that can be set out in a simple PPA between HDC/LCC. That will provide transparency in all persons interest.

This will be the informed and expedient way to deal with viability issues.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]

Sent: Wednesday, June 7, 2023 10:14 AM

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

Cc: Jon Bennett [REDACTED]

Subject: Aspinall Verdi contact

Morning Mark / Adrian

As discussed we are proposing to submit the viability assessment next week, just wondering if you have a contact at AV to send the report to?

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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Fw: Update : Aspinall Verdi advice to HDC on Lutterworth East.

From Mark Patterson [REDACTED]

Date Wed 1/17/2024 10:45 AM

To Adrian Eastwood [REDACTED]

Cc Raj Patel [REDACTED] Andrew Senior [REDACTED]

Hi Adrian,

when you email Parm, could you include the below please following a discussion I had with Raj last week, and few issues / matters that we feel are of particular relevance on this case.

1. due to the scale of the development, we feel it is critical that any viability case is looked at in terms of delivery over the life of the development (which is likely to be in the region of 20yrs) rather than just looking at the current situation. There is every expectation current difficulties will improve over a 20 year period.
2. The impacts of the phasing of AH upon the long term viability of the development should be assessed by the promotors. Each phase should be reviewed at the point its bought forward as highlighted above as we anticipate circumstances to improve over the longer term.
3. The impacts of different delivery methods of AH upon the viability should be assessed by the promotors.
4. LPA requirements are known from the outset and should have be factored into any financial gain expected from potential sale and not based on unrealistic expectations in reducing obligations.
5. Viability needs to critically and thoroughly appraised from the LPAs perspective and challenge assumptions presented in the viability submission.

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: Raj Patel

Sent: 10 January 2024 15:53

To: Mark Patterson

Subject: RE: Update : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Mark,

Just added a bit more detail. Hope its helpful.

6. due to the scale of the development, we feel it is critical that any viability case is looked at in terms of delivery over the life of the development (which is likely to be in the region of 20yrs) rather than just looking at the current situation. There is every expectation current difficulties will improve over a 20 year period.
7. The impacts of the phasing of AH upon the long term viability of the development should be assessed by the promoters. Each phase should be reviewed at the point its bought forward as highlighted above as we anticipate circumstances to improve over the longer term.
8. The impacts of different delivery methods of AH upon the viability should be assessed by the promoters.
9. LPA requirements are known from the outset and should have be factored into any financial gain expected from potential sale and not based on unrealistic expectations in reducing obligations.
10. Viability needs to critically and thoroughly appraised from the LPAs perspective and challenge assumptions presented in the viability submission.

Kind Regards

Raj

From: Mark Patterson

Sent: Wednesday, January 10, 2024 3:35 PM

To: Raj Patel

Subject: Fw: Update : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Raj, further to our discussions yesterday, I've drafted the below, very brief, email to Parminder, I would be grateful for any input from you on this

Hi Parminder,

further to the below, and following a conversation on this matter that I had earlier this week with Raj Patel, we felt it would be useful to email to briefly set out a few matters that we feel are of particular relevance on this case.

1. due to the scale of the development, we feel it is critical that any viability case is looked at in terms of delivery over the life of the development (which is likely to be in the region of 20yrs) rather than just looking at the current situation
2. The impacts of the phasing of AH upon the long term viability of the development should be assessed by the promoters
3. The impacts of different delivery methods of AH upon the viability should be assessed by the promoters

I appreciate that you will more than likely cover these issues anyway, however i thought it would be useful just to flag them up as concerns that we have as Officers.

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: Adrian Eastwood [REDACTED]
Sent: 09 January 2024 10:50
To: Andrew Senior [REDACTED] Mark Patterson [REDACTED]
Subject: FW: Update : Aspinall Verdi advice to HDC on Lutterworth East.
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Tuesday, January 9, 2024 10:50 AM
To: 'Parminder Dosanjh' [REDACTED]
Cc: Max King [REDACTED]
Subject: Update : Aspinall Verdi advice to HDC on Lutterworth East.

Dear Parm

LCC has agreed to meet HDC costs.

There is an Exempt report to HDC 16th January planning committee updating on the option to assess viability and potentially vary the s106. Also, the report confirms HDC is not compelled to vary the s106 in its first five years.

Subject to that meeting I expect HDC will contact you further.

Regards

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Parminder Dosanjh [REDACTED]
Sent: Monday, January 8, 2024 4:53 PM
To: Adrian Eastwood [REDACTED]
Cc: Max King [REDACTED]
Subject: RE: FYI : Aspinall Verdi advice to HDC on Lutterworth East.
Hi Adrian
Happy New Year!

Following on from our exchange of emails below, I was wondering if you had heard anything further on this from Leicestershire CC.

Kind regards

Parm

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

AspinallVerdi – Property Regeneration Consultants
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From: Parminder Dosanjh
Sent: 02 November 2023 14:39
To: Adrian Eastwood [REDACTED]
Cc: Max King [REDACTED]
Subject: RE: FYI : Aspinall Verdi advice to HDC on Lutterworth East.
Hi Adrian

Thanks for the update, I am on leave from the back end of next week until the 27th November; however, my colleague Max King will be around, if this needs to kick off whilst I am away.

Kind regards

Parm

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

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From: Adrian Eastwood [REDACTED]
Sent: 02 November 2023 14:26
To: Parminder Dosanjh [REDACTED]
Subject: FYI : Aspinall Verdi advice to HDC on Lutterworth East.
FYI
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Thursday, November 2, 2023 2:19 PM
To: Adrian Eastwood [REDACTED]
Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Hi adrian – ive instructed our solicitor to draft this
Hopefully get it back to you 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]

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From: Adrian Eastwood [REDACTED]
Sent: 01 November 2023 15:51
To: Stephen Holme [REDACTED]
Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Ok please submit draft PPA to HDC.
Thank you

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Wednesday, November 1, 2023 3:28 PM
To: Adrian Eastwood [REDACTED]
Subject: RE: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
We will reimburse within their required payment timings – 30 days is fine

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: Adrian Eastwood [REDACTED]
Sent: 01 November 2023 15:22
To: Stephen Holme [REDACTED]
Subject: FYI : Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
FYI
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Friday, October 20, 2023 3:31 PM
To: Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED]
Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Hello Stephen
This seems ok.
There is no actual application to vary the s106.
Need to include at what point LCC will reimburse. I think AV quote included monthly settlement or something up front if you check back please?
Regards
Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Monday, October 16, 2023 10:06 AM
To: Adrian Eastwood [REDACTED]
Cc: Clare Sinnott [REDACTED]
Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.
Hi adrian we will need to do the as a PPA
Can you confirm you are happy with the HOT's I proposed previously?

- HDC to appoint an independent assessor to review the information provided within a 3-week time period commencing from the completion of the PPA (review period). As this needs to be an independent assessment of LCC's viability assessment, HDC will need to appoint the independent assessor.
- LCC to respond to requests for information with a 2-week time period of any request.
- Both parties shall work to a target date of 3 months from completion of the PPA to finalise the assessment.

- HDC to determine the application to vary the existing section 106 agreement within 4 weeks of the viability assessment being finalised.
- HDC will provide LCC with the quote for costs related to the appointment of the independent assessor.
- LCC will reimburse HDC with all reasonable costs associated with the instruction of the independent assessor.

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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From: Stephen Holme

Sent: 10 October 2023 15:41

To: Adrian Eastwood [REDACTED]

Subject: RE: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

That's fine – I'll get one drafted

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]

[REDACTED]

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From: Adrian Eastwood [REDACTED]

Sent: 10 October 2023 13:46

To: Stephen Holme [REDACTED]

Subject: Can you please submit - : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Stephen

Can you please submit a legal undertaking for HDC to secure the reimbursement.

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management

[REDACTED]

From: Stephen Holme [REDACTED]

Sent: Wednesday, October 4, 2023 1:43 PM

To: Adrian Eastwood [REDACTED]

Subject: FW: Progress. : Aspinall Verdi advice to HDC on Lutterworth East.

Hi adrian as discussed LCC are happy to reimburse HDC for the cost of their instruction but we cannot instruct them – therefore you will need to fill the form out with your details.

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.
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From: Adrian Eastwood [REDACTED]
Sent: 29 September 2023 11:22
To: Stephen Holme [REDACTED]
Subject: Progress. : Aspinall Verdi advice to HDC on Lutterworth East.

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Hello Stephen

David Atkinson has asked AV is instructed.

I have checked and AV confirm the attached quote stands, and it has capacity to commence.

Can you please confirm LCC will meet costs and provide relevant details to populate below for issuing to AV (HDC shall be the client main contact)

If the Applicant is to pay our fees directly, then we would seek to invoice (and receive payment) upfront before commencing our analysis. We will require the Applicant's billing details, with the following information to be provided for our records:

Client Main Contact Name	
Accounts Contact Name	
Accounts Email address	
Company Name (& Invoicing Name if different)	
Project Purchase Order Number	
Email Address	
Telephone number	
Mobile number	
Postal address	
Postcode	
Applicant Contact Details for Invoicing	

Thank you.

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Parminder Dosanjh [REDACTED]
Sent: Friday, July 14, 2023 3:21 PM
To: Adrian Eastwood [REDACTED]
Cc: Matthew Olive [REDACTED] Adam Baker [REDACTED]
Subject: RE: FYi : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Further to my email below, please see updated fee letter, including input from the QS who has now had sight of the supporting evidence.

Please note that I will be on leave from the end of next week until the 8th August and therefore if the instruction is confirmed whilst I am away, then my colleagues Mat Olive and Adam Baker will be able to pick this up in my absence.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

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From: Parminder Dosanjh

Sent: 30 June 2023 15:33

To: Adrian Eastwood [REDACTED]

Subject: RE: FYi : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian

Please see attached our fee proposal for reviewing the Applicant's viability statement. The fee include input from a QS to review the S1076 costs; however, due to the lack of available information they have not provided a fee to review the infrastructure costs and therefore if further evidence becomes available then additional fees will be required. I did approach a couple of QS firms and the feedback was the same i.e. lack of information to benchmark the infrastructure costs.

I look forward to hearing from you in due course. I am on leave from the 21st July for a couple of weeks; however, my colleagues will be able to crack on with the analysis whilst I am away.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

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From: Adrian Eastwood [REDACTED]

Sent: 16 June 2023 10:09

To: Parminder Dosanjh [REDACTED]

Subject: FYi : Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

FYI

Adrian Eastwood MRTPI

Head of Service Development Management

From: Adrian Eastwood

Sent: Friday, June 16, 2023 10:08 AM

To: Stephen Holme [REDACTED]

Cc: Mark Patterson [REDACTED]

Subject: Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Stephen

The AV contact is:

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

[REDACTED]

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

If LCC please discuss with Parminder an approach whereby LCC funds AV to report directly to HDC with advice and recommendations on viability report LCC submit.

If agreed the principles of that can be set out in a simple PPA between HDC/LCC. That will provide transparency in all persons interest.

This will be the informed and expedient way to deal with viability issues.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management

[REDACTED]

From: Stephen Holme [REDACTED]

Sent: Wednesday, June 7, 2023 10:14 AM

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

Cc: Jon Bennett [REDACTED]

Subject: Aspinall Verdi contact

Morning Mark / Adrian

As discussed we are proposing to submit the viability assessment next week, just wondering if you have a contact at AV to send the report to?

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

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From: [David Atkinson](#)
To: [Andrew Senior](#); [Mark Patterson](#); [Claire Berry](#)
Cc: [Adrian Eastwood](#); [Tess Nelson](#); [Robert Thornhill](#)
Subject: FW: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.
Date: 19 August 2024 15:55:57
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[ADDENDUM - Lutterworth East \(August 2024\) - FINAL.pdf](#)
[image006.png](#)
[image007.png](#)
[image005.jpg](#)
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[image013.png](#)
[image014.png](#)
Importance: High
Sensitivity: Confidential

Hi Andrew, Mark and Claire,

CONFIDENTIAL

Please find latest addendum materiel form AV on Lutterworth East.

I hope it is useful to move the conversations and discussion with the applicant along in a positive direction.

Thank you.

Kind regards,

David



David Atkinson, Director of Planning

[REDACTED] / 01858

821063

Harborough District Council

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

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need to

From: Adrian Eastwood [REDACTED]
Sent: Monday, August 19, 2024 2:11 PM
To: David Atkinson [REDACTED] ; Tess Nelson [REDACTED]
Cc: Claire Berry [REDACTED]
Subject: FYI: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.
FYI
The Gerald Eve addendum includes:



&



Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Monday, August 19, 2024 2:05 PM
To: Max King [REDACTED]
Cc: Andrew Senior [REDACTED] ; Mark Patterson [REDACTED]
Subject: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.
Hello Max
Yes, I agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.
Thank you
Adrian Eastwood MRTPI

Head of Service Development Management

From: Max King [REDACTED]

Sent: Monday, August 19, 2024 1:43 PM

To: Adrian Eastwood [REDACTED]

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

Subject: FW: Lutterworth

Hi Adrian,

I trust you're well.

We have just been sent the attached addendum report from the Applicant's advisor, Gerald Eve, which sets out their updated viability position following changes to a number of inputs which were subject to discussion post the submission of our draft FVA report.

Following the submission of our draft FVA, are you happy for us to produce a similar, shortened addendum report which addresses the key issues outlined in the attached and updates our position on viability?

Kind regards

Max King MRICS

Principal Consultant

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From: Jessica Nevin [REDACTED]

Sent: 19 August 2024 11:02

To: Max King [REDACTED]

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

Subject: RE: Lutterworth

Hi Max,

Please see our Addendum attached.

Kind Regards,

Jess

Jessica Nevin

Senior Surveyor

Tel. [REDACTED]

Mobile. [REDACTED]

Gerald Eve LLP

45 Church Street

Birmingham, B3 2RT

www.geraldev.com



From: Max King [REDACTED]

Sent: Monday, August 19, 2024 10:24 AM

To: Jessica Nevin [REDACTED]

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

Subject: Lutterworth

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Hi Jess,

Hope all well.

Do you have an update on when you are likely to be submitting your addendum report for Lutterworth?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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Fwd: Lutterworth East - Viability Assessment

From Adrian Eastwood [REDACTED]**Date** Fri 4/26/2024 4:30 PM**To** Andrew Senior [REDACTED]

1 attachment (13 MB)

240206 Lutterworth SUE_FVA_HBC_v1.pdf;

Sent from [Outlook for Android](#)

From: Parminder Dosanjh**Sent:** Friday, April 26, 2024 4:27:02 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:

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FYI : Agreed - Lutterworth East viability

From Adrian Eastwood [REDACTED]
Date Thu 8/22/2024 11:41 AM
To David Atkinson [REDACTED]
Cc Claire Berry [REDACTED] Andrew Senior [REDACTED] Mark
Patterson [REDACTED]

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Adrian Eastwood
Sent: Thursday, August 22, 2024 11:03 AM
To: Max King
Subject: Agreed - Lutterworth East viability

Dear Max

I agree this work and fee.

As we discussed yesterday a payment run for the initial work (~£21k) should be today and with AV by next Tuesday.

Separately if you please confirm the two outstanding pieces of work & fees, I will arrange an order AV will need to invoice that against.

Thank you

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From

From: Max King [REDACTED]
Sent: Wednesday, August 21, 2024 10:18 AM
To: Adrian Eastwood [REDACTED]
Cc: Andrew Senior [REDACTED] Mark Patterson [REDACTED]
Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED]
Subject: RE: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Hi Adrian,

Thanks for confirming.

I just tried you on your mobile but was unable to get through. For transparency's sake, I wanted to clarify our position on fees to date.

You will remember that we had agreed an additional fee of £3,000 + VAT (in addition to £3,000 + VAT for Quantem to undertake an updated review) to amend our report previously in light of the new cost information that was sent over. This invoice has yet to be submitted.

If you would like us to produce a short addendum report which addresses the points raised in their latest report, then we will need to charge an additional fee for the time it will take to produce this. As per our initial fee proposal, I would expect this to take approx. 3 days at the Principal Consultant hourly rate of £100 per hour. Assuming 8 hours per day, this would equate to an additional fee of £2,400 + VAT.

We might be able to do a short letter format for a smaller fee, however there is a sizeable amount of information in their latest addendum to digest which should be reviewed in order to bring this to a close.

Do let me know if this above is acceptable or if you have any queries.

Kind regards

Max King MRICS
Principal Consultant

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From: Adrian Eastwood

Sent: 19 August 2024 14:05

To: Max King

Cc: Andrew Senior Mark Patterson

Subject: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Hello Max

Yes, I agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Thank you

Adrian Eastwood MRTPI

Head of Service Development Management

From: Max King

Sent: Monday, August 19, 2024 1:43 PM

To: Adrian Eastwood

Cc: Mark Patterson Parminder Dosanjh Noa

Van de Riet

Subject: FW: Lutterworth

Hi Adrian,

I trust you're well.

We have just been sent the attached addendum report from the Applicant's advisor, Gerald Eve, which sets out their updated viability position following changes to a number of inputs which were subject to discussion post the submission of our draft FVA report.

Following the submission of our draft FVA, are you happy for us to produce a similar, shortened addendum report which addresses the key issues outlined in the attached and updates our position on viability?

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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From: Jessica Nevin

Sent: 19 August 2024 11:02

To: Max King

Cc: Noa Van de Riet Parminder Dosanjh James

Brierley

Subject: RE: Lutterworth

Hi Max,

Please see our Addendum attached.

Kind Regards,

Jess

Jessica Nevin
Senior Surveyor

Tel. [REDACTED]
Mobile. [REDACTED]
[REDACTED]

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Birmingham, B3 2RT
www.geraldeve.com



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From: Max King [REDACTED]
Sent: Monday, August 19, 2024 10:24 AM
To: Jessica Nevin [REDACTED]
Cc: Noa Van de Riet [REDACTED] Parminder Dosanjh [REDACTED]
Subject: Lutterworth

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Hi Jess,
Hope all well.

Do you have an update on when you are likely to be submitting your addendum report for Lutterworth?

Kind regards

Max King MRICS

Principal Consultant

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Outlook

FYI : Lutterworth East Report to 16th January 2024 planning committee.

From Adrian Eastwood [REDACTED]

Date Tue 1/9/2024 1:43 PM

To Mark Patterson [REDACTED] Andrew Senior [REDACTED]

FYI

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Adrian Eastwood

Sent: Tuesday, January 9, 2024 1:43 PM

To: [REDACTED]; David Atkinson

Subject: Lutterworth East Report to 16th January 2024 planning committee.

Dear Mr Nunn

As a matter of courtesy, I write to let LTC know that there is a Lutterworth East Update report scheduled to this council's 16th January 2024 planning committee.

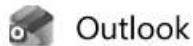
The report is an exempt item and not therefore available to read, and that part of the meeting cannot be watched.

The update report is for information of the committee. It is giving the committee advance notice that the applicant may in future apply to vary the existing S106 Agreement. There has not yet been an application to vary the s106.

Thank you.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]



FYI : I shall agree this - Lutterworth East viability

From Adrian Eastwood [REDACTED]

Date Wed 8/21/2024 11:10 AM

To Andrew Senior [REDACTED] Claire Berry [REDACTED]

 1 attachment (353 KB)

230714 Lutterworth FVA_Fee Proposal_v2.pdf;

FYI

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Adrian Eastwood

Sent: Wednesday, August 21, 2024 11:10 AM

To: David Atkinson

Subject: I shall agree this - Lutterworth East viability

Hi David

I shall agree this as HDC needs the advice (unless you say otherwise.)

I have asked LCC (Stephen Holmes) to pay the Aspinall Verdia fees it had agreed with you, but I don't think:

- LCC replied and therefore accepts that payment
- Unsure HDC has actually paid AV given HDC terrible payments currently (~£26k). I will check that payment out.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Max King [REDACTED]

Sent: Wednesday, August 21, 2024 10:18 AM

To: Adrian Eastwood [REDACTED]

Cc: Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED]

Subject: RE: Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Hi Adrian,

Thanks for confirming.

I just tried you on your mobile but was unable to get through. For transparency's sake, I wanted to clarify our position on fees to date.

You will remember that we had agreed an additional fee of £3,000 + VAT (in addition to £3,000 + VAT for Quantem to undertake an updated review) to amend our report previously in light of the new cost information that was sent over.

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We might be able to do a short letter format for a smaller fee, however there is a sizeable amount of information in their latest addendum to digest which should be reviewed in order to bring this to a close.

Do let me know if this above is acceptable or if you have any queries.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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From: Adrian Eastwood**Sent:** 19 August 2024 14:05**To:** Max King**Cc:** Andrew Senior Mark Patterson**Subject:** Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Hello Max

Yes, I agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Thank you

Adrian Eastwood MRTPI

Head of Service Development Management

From: Max King**Sent:** Monday, August 19, 2024 1:43 PM**To:** Adrian Eastwood**Cc:** Mark Patterson Parminder Dosanjh Noa

Van de Riet

Subject: FW: Lutterworth

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I trust you're well.

We have just been sent the attached addendum report from the Applicant's advisor, Gerald Eve, which sets out their updated viability position following changes to a number of inputs which were subject to discussion post the submission of our draft FVA report.

Following the submission of our draft FVA, are you happy for us to produce a similar, shortened addendum report which addresses the key issues outlined in the attached and updates our position on viability?

Kind regards

Max King MRICS

Principal Consultant

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From: Jessica Nevin**Sent:** 19 August 2024 11:02**To:** Max King**Cc:** Noa Van de Riet Parminder Dosanjh James

Brierley

Subject: RE: Lutterworth

Hi Max,

Please see our Addendum attached.

Kind Regards,

Jess

Jessica Nevin

Senior Surveyor

Tel. [REDACTED]

Mobile: [REDACTED]
[REDACTED]

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From: Max King [REDACTED]

Sent: Monday, August 19, 2024 10:24 AM

To: Jessica Nevin [REDACTED]

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

Subject: Lutterworth

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Hi Jess,

Hope all well.

Do you have an update on when you are likely to be submitting your addendum report for Lutterworth?

Kind regards

Max King MRICS

Principal Consultant

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Outlook

FYI: Lutterworth East SDA Delivery pre-meet - Confidential Draft Position Statement attached

From Claire Berry [REDACTED]**Date** Thu 2/1/2024 7:38 PM**To** David Atkinson [REDACTED] Tess Nelson [REDACTED] Jessica
Morris [REDACTED] Adrian Eastwood [REDACTED] Mark
Patterson [REDACTED] Andrew Senior [REDACTED] Keith
Keeley [REDACTED] [REDACTED] [REDACTED]

1 attachment (48 KB)

East of Lutterworth SDA Position Statement Confidential Draft_010224.docx;

Dear all,

Apologies for the lateness of this email but please find attached for your information the latest version of a Position Statement I am drafting for Lutterworth East SDA.

It is not essential reading for the meeting tomorrow but should ensure that everyone is up to speed with the current position and emerging issues ahead of the meeting with LCC on 15 February.

If you do have time to review the draft Position Statement I suggest you particularly focus on the 'Lead In' section on pages 6 – 9.

Regards Claire.

Planning Policy Consultant,
Strategic and Local Planning.



Outlook

Heads of terms 106 Lutterworth East

From Andrew Senior [REDACTED]**Date** Tue 9/10/2024 2:18 PM**To** Claire Berry [REDACTED] Mark Patterson [REDACTED]**Cc** Adrian Eastwood [REDACTED] David Atkinson [REDACTED]

Tess Nelson [REDACTED]

Hi Claire,

We met with LCC about the application. One issue that has come up is the claw back provisions on affordable housing, LCC are concerned that an upper limit on the claw back will be seen by developers as being set in stone and want to be able to demonstrate some flexibility. They have asked if we can come up with some suitable form of words.

I'm in on Wednesday next week if we can think about some ideas or experience you have. I'll look at the 106 agreement which I think sets a potential mix of types.

See you next week.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday



Layout Plan

From David Atkinson [REDACTED]
Date Thu 9/26/2024 12:12 PM
To Claire Berry [REDACTED] Andrew Senior [REDACTED] Mark
Patterson [REDACTED]
Cc Tess Nelson [REDACTED] Adrian Eastwood [REDACTED]

 1 attachment (718 KB)

19-059-F001-001-A-Proposed Site Plan - 2 units.pdf;

Hi all,
CONFIDENTIAL
In case you have not seen this – may be useful.
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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Outlook

LCC Comments regarding Lutterworth Town Council objections [SHMA-ACTIVE.FID200866]

From Daniel Robinson-Wells [REDACTED]**Date** Wed 11/13/2024 11:26 AM**To** Andrew Senior [REDACTED] Mark Patterson [REDACTED]**Cc** Stephen Holme [REDACTED]

1 attachment (25 KB)

LCC Comments regarding Lutterworth Town Council objections.docx;

Hi Both,

Attached are our comments in response to the revised objections from Lutterworth Town Council for your consideration. This has been formulated between Marrons, LCC and Gerald Eve.

As discussed, we see this for your purposes to weave into your committee report as it is finalised, rather than for publishing online or sharing with LTC.

If you have any queries, please let me know.

Kind Regards,

Dan

Daniel Robinson-Wells

Associate Director

D [REDACTED]

M [REDACTED]

E [REDACTED]

**Marrons**

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LTC - Questions re LE

From Stephen Holme [REDACTED]

Date Tue 9/24/2024 2:38 PM

To Mark Patterson [REDACTED] Andrew Senior [REDACTED]

Cc Daniel Robinson-Wells [REDACTED]

Mark, andrew – these are the questions that have been raised by LTC and our responses.
Are you ok for us to go back with these?

Business Space

1. What sort of businesses are expected to be attracted to the proposed business space?
A range of businesses will be interested in Lutterworth East as the site develops overtime. The Site has planning permission for storage and distribution, office, general and light industrial, research and development and limited retail uses.
2. Where do you envisage that the workforce will come from?
The workforce for the business space is likely to come from a range of locations, including existing residents of Lutterworth, surrounding villages and the development itself.
3. What is your expectation regarding traffic impact, in terms of both percentage increase and routing?
The planning application documents available on the Harborough District Council (HDC) Planning Portal (19/00250/OUT) assessed the traffic impact of the development. These are summarised in the supporting Transport Assessment and associated appendices.

Housing Development

1. What would be the plan regarding "phased development"
The phasing plan tied down in the planning permission (19/00250/OUT) sets out the broad approach to development, with land north and south of the A4304 being developed first (Phase 1), followed by land north of the River Swift up to and including the new road bridge (Phase 2), and then development east (phases 3 & 4). Once development commences it is likely to take around 15 to 20 years to complete.
2. Which areas would be developed first?
See above
3. Would you still be abiding by the Local Plan and Planning Permission requirements regarding the building of the Spine Road?
Yes, The Planning Permission provides for full permission for the spine road and its associated junctions, there are no plans to amend its alignment.
4. What would be the timescales for commencement and completion?
Development of initial access infrastructure from the A4304 is likely to commence in 2026 – 2027, subject to the necessary highway approvals, with on-site work on the commercial land to the south likely to commence in 2027. Residential development is anticipated to commence from 2029.
5. If the housing market is stagnant, what is the incentive to build the houses at all?
There is still demand for new housing in the current housing market, although demand is lower than normal due to the current challenges in the economy the market is expected to improve. However, Lutterworth East is of scale that it is likely to go through a number of economic cycles as it develops over a 15 - 20 year period. What is recognised is that there is a significant need and demand for new homes.

Infrastructure

1. Does this include the Spine Road?
Yes, the spine road as proposed in the 2019 application remains.
2. Does it include the proposed changes to the Whittle Roundabout?
Yes, the Section 106 agreement for the planning permission requires the development to make substantial contribution of £17m (index linked) to fund improvements to this junction. All

funding should be provided to the Local Highway Authority by the 400th dwelling.

3. What changes to the M1 Junction 20 are planned?

The junction is to be signalised, with associated re-configuration and widening of lanes. Provision is also made for pedestrians and cyclists. This is tied down in the planning permission (2019/00250/OUT) and can be seen on the following drawing available on the HDC Planning Portal:

- M1 J20 Signalised Roundabout (LE-J1) General Arrangement LESR-ACM-XX-XX-DR-HW-00025 Aecom P05

The planning permission requires these improvements to be completed prior to any part of the site (commercial or residential) being occupied.

4. What are the timescales for each of these?

It is anticipated that access works and off-site infrastructure necessary to facilitate occupation of early phases of the development will come forward over the next 2-3 years, however, although planning permission has been granted these are only indicative timescales as the scheme is still subject to further technical approvals (such as highways) before works can commence. Timescales for the completion of the spine road and Frank Whittle improvements will be dependant the rate of progress of the residential development.

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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Lutt East viability

From Mark Patterson [REDACTED]
Date Thu 6/22/2023 3:04 PM
To 'Stephen Holme' [REDACTED]
Cc Adrian Eastwood [REDACTED]

1 attachment (125 KB)
PPA DRAFT .docx;

Hi Stephen,

further to yesterday's discussions, please see attached a draft template PPA. For thses purposes, this template can be significantly simplified to focus purely on the funding of the Viability Appraisal.

Many thanks

Mark



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

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

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Lutterworth East - Agenda for 4th September meeting

From Claire Berry [REDACTED]
Date Fri 8/23/2024 5:09 PM
To David Atkinson [REDACTED]
Cc Mark Patterson [REDACTED] Andrew Senior [REDACTED] Tess Nelson [REDACTED]

Hi David,

Would you like me to send out the agenda for the next Lutterworth East Delivery meeting on 4th September? We indicated yesterday that this meeting will focus on the following matters: HoTs, AV viability work, funding for the sub road from the relaxing of the size limit on the B8 through S73 etc. How would you like these matters presented on the agenda?

Would you also like me to cancel the invitation for the meeting which currently includes a wider list (you, Mark, Andrew Senior, Tess, me, Stephen Holme, Dan Robinson-Wells, Andrew Winnington, Rebecca Henson, Andrew Hopkins) and just invite you, Mark, Andrew S, me, Stephen Holme and Andrew Winnington. And Dan Robinson-Wells?

Also, apologies but I was planning on sending some comments to Stephen Holme on the LCC LE delivery programme but as you know I have been pulled into the Local Plan Site Assessments work in Jessica's absence. My comments are not substantial but rather seeking updates and clarification. I am on leave next week so will ensure my comments are with Stephen when I am back (week beginning 2nd September).

Thanks Claire.



Claire Berry, Planning Policy Consultant

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Outlook

Lutterworth East - agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

From Adrian Eastwood [REDACTED]

Date Mon 8/19/2024 2:05 PM

To Max King [REDACTED]

Cc Andrew Senior [REDACTED] Mark Patterson [REDACTED]

1 attachment (1 MB)

ADDENDUM - Lutterworth East (August 2024) - FINAL.pdf;

Hello Max

Yes, I agree to AV producing a short addendum report addresses the key GE identified issues updating AV advice on viability.

Thank you

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Max King [REDACTED]

Sent: Monday, August 19, 2024 1:43 PM

To: Adrian Eastwood [REDACTED]

Cc: Mark Patterson [REDACTED] Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED]

Subject: FW: Lutterworth

Hi Adrian,

I trust you're well.

We have just been sent the attached addendum report from the Applicant's advisor, Gerald Eve, which sets out their updated viability position following changes to a number of inputs which were subject to discussion post the submission of our draft FVA report.

Following the submission of our draft FVA, are you happy for us to produce a similar, shortened addendum report which addresses the key issues outlined in the attached and updates our position on viability?

Kind regards

Max King MRICS

Principal Consultant

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From: Jessica Nevin [REDACTED]

Sent: 19 August 2024 11:02

To: Max King [REDACTED]

Cc: Noa Van de Riet [REDACTED] Parminder Dosanjh [REDACTED] James Brierley [REDACTED]

Subject: RE: Lutterworth

Hi Max,
Please see our Addendum attached.
Kind Regards,
Jess

Jessica Nevin
Senior Surveyor

Tel. [REDACTED]
Mobile. [REDACTED]
[REDACTED]

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Birmingham, B3 2RT
www.geraldeve.com



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From: Max King [REDACTED]

Sent: Monday, August 19, 2024 10:24 AM

To: Jessica Nevin [REDACTED]

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

Subject: Lutterworth

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Hi Jess,
Hope all well.
Do you have an update on when you are likely to be submitting your addendum report for Lutterworth?

Kind regards

Max King MRICS

Principal Consultant

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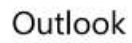
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From Alex Strickland [REDACTED]
Date Tue 5/20/2025 5:34 PM
To Mark Patterson [REDACTED] Andrew Senior [REDACTED] Raj Patel [REDACTED]

Lutterworth East DoV (AS) 20th MAY.docx;

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Outlook

Lutterworth East - Draft Application Documents for S73 [SHMA-ACTIVE.FID200866]

From Daniel Robinson-Wells [REDACTED]**Date** Tue 7/16/2024 4:08 PM**To** Andrew Senior [REDACTED] Mark Patterson [REDACTED]**Cc** Stephen Holme [REDACTED]

8 attachments (5 MB)

Appendix 1 - CoStar Industrial Sub Market - Harborough.pdf; Application Form.pdf; Highways Note.pdf; Landscape Note.pdf; Legal Advice Note.pdf; Lutterworth East Employment Land Need Assessment Review LCC.pdf; Market Note.pdf; Covering Letter.pdf;

Hi Andrew,

Attached is the application pack in draft. Do you have any comments before we finalise?

Note I am out of the office tomorrow but may be able to pick up a call if you wish discuss. Back Thursday.

Kind Regards,

Dan

Daniel Robinson-Wells

Associate Director

D [REDACTED]

M [REDACTED]

F [REDACTED]

E [REDACTED]

Main T [REDACTED] ext 1116



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Lutterworth East - Further Work

From Max King [REDACTED]

Date Thu 6/6/2024 4:39 PM

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

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

 1 attachment (527 KB)

Additional works fee proposal.pdf;

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

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Outlook

Lutterworth East - Observations on VAC Condition 20

From Claire Berry [REDACTED]**Date** Wed 10/23/2024 2:57 PM**To** Andrew Senior [REDACTED]**Cc** David Atkinson [REDACTED] Tess Nelson [REDACTED] Mark
Patterson [REDACTED] Joanna Ellershaw [REDACTED]

Hi Andrew,

Please find below the following observations on the evidence provided by the applicant to support the application to vary Condition 20:

- The latest position regarding the need for storage and distribution uses is set out in Chapter 6 of the [Harborough Local Plan Review Issues and Options consultation document](#) published in January 2024. [New Local Plan](#) | [New Local Plan](#) | [Harborough District Council](#)
- No consideration has been given to the consequences of not providing land for smaller units in the Employment Land Needs Assessment or the accompanying letter from Gerald Eve dated 25 June 2024 to the applicant submitted with application 24/00932/VAC. There is already a lack of choice of sites for smaller units in Lutterworth which means alternative provision to compensate for the loss of a non-strategic B8 site will most likely be needed.

Please let me know if you require any further information.

Regards Claire.

**Claire Berry, Planning Policy Consultant****Harborough District Council**

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Outlook

Lutterworth East - S73 - Application Requirements [SHMA-ACTIVE.FID200866]

From Daniel Robinson-Wells [REDACTED]**Date** Wed 6/5/2024 3:17 PM**To** Mark Patterson [REDACTED] Andrew Senior [REDACTED]**Cc** Matthew Godfrey [REDACTED]

1 attachment (48 KB)

Meeting Note on S73 for B8 and Conditions 29.05.24.docx;

Hi Both,
Do you have any comments on the attached?
Kind Regards,
Dan

Daniel Robinson-Wells

Associate Director

D [REDACTED]

M [REDACTED]

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Outlook

Lutterworth East - Wording for Cabinet Report on Section 73 [SHMA-ACTIVE.FID200866]

From Daniel Robinson-Wells [REDACTED]**Date** Wed 2/28/2024 12:08 PM**To** Andrew Senior [REDACTED] Mark Patterson [REDACTED]**Cc** Stephen Holme [REDACTED]

Hi Both,

Pleasure to see you both yesterday.

Below is the proposed wording for Steve's Cabinet Report, please let us know if you have any amendments. Since it is P&C I am drafting this with members as the only audience (e.g. not citing the act of s73 specifically etc).

Officers have had informal pre-application discussions with officers of Harborough District Council's Development Management team regarding varying conditions of the extant planning permission.

This includes the removal of the 9000 m² limit on any single B8 unit to the south of the A4304 (Harborough). HDC officers agree that whilst this remains contrary to the adopted Local Plan there are, in principle, material considerations which could justify a departure. These include:

- 1) The lack of need to protect the delivery of allocations at Magna Park, given the pace, which it has come forward;
- 2) The further identified needs for strategic warehousing within Leicester and Leicestershire, with Lutterworth being within a road linked Key Area of Opportunity [Footnote Insert Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change, April 2021 (amended March 2022)]; and,

- 3) That increased capital receipts could help ensure the delivery of the SDA as whole.

HDC Officers were also receptive to variations to other conditions to ensure that the B8 site south of the A4304 could come forward initially, and the planning requirements for the remainder of the site to be delivered in subsequent stages.

Kind Regards,

Dan

Dan Robinson-Wells

Associate Director
[REDACTED]

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Outlook

Lutterworth East DV

From Andrew Senior [REDACTED]**Date** Wed 5/28/2025 9:38 AM**To** Alex Strickland [REDACTED] Mark Patterson [REDACTED]
Raj Patel [REDACTED]**Cc** David Atkinson [REDACTED] Adrian Eastwood [REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Adrew Senior
Interim Strategic Development Officer
Tel: [REDACTED]
My working day is Wednesday



Outlook

Lutterworth East S.73 B8 site

From Stephen Holme [REDACTED]**Date** Thu 6/6/2024 2:29 PM**To** David Atkinson [REDACTED]**Cc** Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Hi David, just to let you know Marrons are now instructed to proceed with the s.73 application to vary the floor space restriction on the B8 units.

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

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Outlook

Lutterworth East SDA - Example Affordable Housing Review Mechanism

From Claire Berry [REDACTED]**Date** Thu 6/13/2024 10:51 AM**To** Stephen Holme [REDACTED] Rebecca Henson [REDACTED] Julie Thomas [REDACTED] Daniel Robinson-Wells [REDACTED]**Cc** David Atkinson [REDACTED] Tess Nelson [REDACTED] Mark Patterson [REDACTED] Andrew Senior [REDACTED]
[REDACTED] [REDACTED]

1 attachment (269 KB)

Houghton Regis North S106 Agreement - Ninth Schedule Review Mechanism.pdf;

Dear All,

At our last meeting regarding the Lutterworth East SDA I noted that the Section 106 agreement for the Houghton Regis North development in Central Bedfordshire includes a review mechanism for the provision of affordable housing.

Please find attached the Ninth Schedule of the Section 106 agreement for Houghton Regis North Site 1 which sets out the Review Mechanism. This is just one example of how such an approach has been included in a Section 106.

The application reference for the Houghton Regis North Site 1 is 12/03613/OUT and the Section 106 is available on Central Bedfordshire Council's website by searching for planning applications:

[Central Bedfordshire Council Planning Pages](#)

Regards Claire.

**Claire Berry, Planning Policy Consultant****Harborough District Council**The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AGwww.harborough.gov.uk

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Lutterworth East SDA - LCC Property Local Plan Response

From Claire Berry [REDACTED]**Date** Wed 3/27/2024 12:12 PM**To** David Atkinson [REDACTED] Mark Patterson [REDACTED]
Andrew Senior [REDACTED] 1 attachment (397 KB)

HDC Local Plan Issues and Options Consultation Response on Behalf Strategic Property Services (LCC).pdf;

Dear All,

For your information, please find attached a copy of LCC Strategic Property Services' representation to the Local Plan Regulation 18 Issues and Options consultation.

Regards Claire.

**Claire Berry, Planning Policy Consultant**

[REDACTED] / [REDACTED]

Harborough District CouncilThe Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AGwww.harborough.gov.uk

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Lutterworth East SDA - Letter sent to LCC on 9 February 2024

From Claire Berry [REDACTED]**Date** Wed 2/14/2024 3:17 PM**To** Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]**Cc** Andrew Senior [REDACTED] 1 attachment (270 KB)

Lutterworth East SDA Letter to Leics CC_09.02.24.pdf;

Dear Adrian and Mark,
FYI, please find attached the letter we sent to LCC on 9 February 2024.
Regards Claire.

**Claire Berry, Planning Policy Consultant**

[REDACTED] / [REDACTED]
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www.harborough.gov.uk

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Lutterworth East SDA Delivery Meeting 1 May 2024 - Agenda & Previous meeting notes

From Claire Berry [REDACTED]

Date Fri 4/26/2024 10:04 AM

To David Atkinson [REDACTED] Tess Nelson [REDACTED] Mark
Patterson [REDACTED] Andrew Senior [REDACTED] Stephen
Holme [REDACTED] Daniel Robinson-Wells [REDACTED]
[REDACTED] [REDACTED]

📎 2 attachments (516 KB)

Lutterworth East SDA Delivery Meeting 01.05.24_Agenda.pdf; Confidential Draft Notes of the Lutterworth East SDA Delivery Meeting 21.03.24.docx;

Dear All,

Please find attached the agenda for the next Lutterworth East SDA Delivery Meeting on Wednesday 1st May 2024 and the draft notes of the previous meeting on 21st March 2024.

Please let me know if you have any comments on the draft notes.

Regards Claire.



Claire Berry, Planning Policy Consultant

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Lutterworth East SDA Delivery Meeting 3 July - Draft Meeting notes

From Claire Berry [REDACTED]

Date Wed 8/7/2024 4:45 PM

To David Atkinson [REDACTED] Tess Nelson [REDACTED] Stephen
Holme [REDACTED]
[REDACTED] Rebecca Henson [REDACTED] Andrea Hopkins
[REDACTED] Daniel Robinson-Wells [REDACTED] Mark
Patterson [REDACTED] Andrew Senior [REDACTED]

1 attachment (40 KB)

Confidential Lutterworth East SDA Delivery Draft Meeting Notes 03.07.24.docx;

Dear All,

Please find attached the confidential draft notes of the last meeting on 3rd July 2024. Please let me know if you have any comments on the draft notes.

Our next meeting is on 4th September and I will circulate the agenda nearer the time.

Regards Claire.



Claire Berry, Planning Policy Consultant

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Lutterworth East SDA Delivery Meeting 3 July 2024 - Agenda & Previous meeting notes

From Claire Berry [REDACTED]

Date Wed 6/12/2024 4:42 PM

To David Atkinson [REDACTED] Tess Nelson [REDACTED] Stephen Holme [REDACTED]
[REDACTED] Daniel Robinson-Wells [REDACTED]
Mark Patterson [REDACTED] Andrew Senior [REDACTED]
Rebecca Henson [REDACTED]

📎 2 attachments (524 KB)

Lutterworth East SDA Delivery Meeting 03.07.24_Agenda.pdf; Confidential Lutterworth East SDA Delivery Draft Meeting Notes 22.05.24.docx;

Dear All,

Please find attached the agenda for the next Lutterworth East SDA Delivery Meeting on Wednesday 3rd July 2024 and the confidential draft notes of the previous meeting on 22nd May 2024.

Please let me know if you have any comments on the draft notes.

Regards Claire.



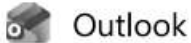
Claire Berry, Planning Policy Consultant

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Lutterworth East SDA Delivery Meeting 9 October 2024 - Agenda

From Claire Berry [REDACTED]

Date Sun 10/6/2024 5:14 PM

To David Atkinson [REDACTED] Stephen Holme [REDACTED]
[REDACTED] Rebecca Henson
[REDACTED] 'Daniel Robinson-Wells' [REDACTED] Mark
Patterson [REDACTED] Andrew Senior [REDACTED] Andrea
Hopkins [REDACTED]
Cc Tess Nelson [REDACTED]

 2 attachments (161 KB)

Lutterworth East SDA Delivery Meeting 09.10.24_Agenda.pdf; Confidential Lutterworth East SDA Delivery Draft meeting notes 04.09.24.docx;

Dear All,

Please find attached the agenda for the next Lutterworth East SDA Delivery Meeting on Wednesday 9th October 2024 and the confidential draft notes of the last meeting on 4th September 2024. Please let me know if you have any comments on the draft notes.

Regards Claire.



Claire Berry, Planning Policy Consultant

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