



Outlook

Lutterworth East SDA Delivery Meeting 15 Feb 2024 - Confidential Draft Notes

From Claire Berry [REDACTED]**Date** Tue 2/27/2024 6:42 PM**To** David Atkinson [REDACTED] Tess Nelson [REDACTED]
[REDACTED] [REDACTED] Stephen Holme [REDACTED]
Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]
Andrew Senior [REDACTED] Keith Keeley [REDACTED]

1 attachment (41 KB)

Confidential Draft Notes of the Lutterworth East SDA Delivery Meeting 15.02.24.docx;

Dear All,

Please find attached the confidential draft notes of the Lutterworth East SDA Delivery Meeting on 15th February 2024. Please send me any comments you have on the draft notes.

Please also confirm that you are happy for the next meeting on Thursday 21st March to consider the following agenda items and if you have any additional agenda items:

1. Delivery Programme for the SDA including the Project Plan, the programme for discharging pre-commencement conditions, and the programme for the delivery of the Spine Road – to discuss the delivery programme including timescales in detail and subject these timescales to constructive challenge to ensure they are robust. This will also include consideration of the minimum requirements to implement the planning permission and what is required to successfully implement the planning permission. Also to consider: the RAID Log; Project Governance Arrangements; and Project team.
2. SDA Delivery Options – SH to send the County Council's April 2024 Cabinet meeting report to District Council colleagues when available and discuss any potential implications for lead-in time, build rates, funding, etc.
3. Latest Costs information including details of infrastructure costs – to discuss the infrastructure requirements, phasing and costs.

Regards Claire.

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

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My working day is Wednesdays.



Outlook

Lutterworth East SDA Delivery Meeting 21 March 2024 - Agenda & Previous meeting notes

From Claire Berry [REDACTED]

Date Wed 3/13/2024 5:33 PM

To David Atkinson [REDACTED] Tess Nelson [REDACTED]
[REDACTED] [REDACTED] Stephen Holme [REDACTED]
Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]
Andrew Senior [REDACTED] Keith Keeley [REDACTED] d.robinson-
[REDACTED]
[REDACTED]

📎 2 attachments (330 KB)

Lutterworth East SDA Delivery Meeting 21.03.24_Agenda.pdf; Confidential Final Notes of the Lutterworth East SDA Delivery Meeting 15.02.24.pdf;

Dear All,

Please find attached the agenda for the next Lutterworth East SDA Delivery Meeting on Thursday 21st March 2024 and the final notes of the previous meeting on 15th February 2024.

Regards Claire.



Claire Berry, Planning Policy Consultant

[REDACTED] / [REDACTED]
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Outlook

Lutterworth East SDA Delivery Meeting 22 May 2024 - Agenda & Previous meeting notes

From Claire Berry [REDACTED]

Date Fri 5/17/2024 7:07 PM

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

📎 2 attachments (523 KB)

Lutterworth East SDA Delivery Meeting 22.05.24_Agenda.pdf; Lutterworth East SDA Confidential Draft meeting notes 01.05.24.docx;

Dear All,

Please find attached the agenda for the next Lutterworth East SDA Delivery Meeting on Wednesday 22nd May 2024 and the confidential draft notes of the previous meeting on 1st May 2024.

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

Regards Claire.



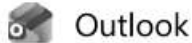
Claire Berry, Planning Policy Consultant

[REDACTED] / [REDACTED]
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Lutterworth East SDA Letter to and meeting with County Council

From David Atkinson [REDACTED]

Date Fri 2/2/2024 10:33 AM

To Tess Nelson [REDACTED] Claire Berry [REDACTED] Keith Keeley [REDACTED]
[REDACTED] Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]
[REDACTED] Jessica Morris [REDACTED] Andrew Senior [REDACTED]
[REDACTED]

Cc Robert Thornhill [REDACTED]

Hello all,

PRIVATE AND CONFIDENTIAL

Thanks for sparing the hour this morning preparing our letter and for the Lutterworth east meeting on 15th February. Andrew I also send this to you as you are also part of this group. I also copy Rob in too.

My bullet point thoughts on the ground we need to cover in the letter we need to send them before we meet and the plan for the meeting on the 15th February are as follows(please play around with the order and the extent to which we need to cover all this from a tactical point of view – but what follows are the main points we agreed I think:

- Background to HDCs concerns – the key outputs we need from this meeting:
 - We need to outline that HDC are fully committed to securing the delivery of the site in a sustainable way
 - We want and need to do this collaboratively and in partnership
 - We need to key information we need (below) in April 2024 to give us the necessary assurance that the site is safe in the local plan and is being delivered (not can be delivered)
 - We need to stress this is a significant risk for our local plan – and is a significant risk for them too for obvious reasons linked to the status of the site in the local plan
 - Our main objective is to build relationships – but not to panic them!
 - We need a clear, calm and assertive tone
- Outlining we wish to deploy a close and collaborative approach with the County over the coming weeks and months (we will need a sequence of meetings between now and April to get the information we need to support the site in the Local Plan – I suggest we may need weekly meetings? To do this because if we start off with a generic meeting on 15 2 23, which is not for two more weeks, we then have a month and a half to get the rest of the reassurance and information we need. Your thoughts on this would be welcome – I (or Tess on my behalf if I am on leave) can ask CMT support to set up weekly between this group and John Bennett and Stephen Holme who work together from County and are the main points of contact from them – they can always bring in additional specialises as they need to from within County, if needed.
- Relationship with the Local Plan
- We need to know details of the delivery programme, including:
 - The Project Plan
 - RAID
 - Delivery Vehicle /Project Governance
 - Funding Profile (inc. Homes England support and their approach to bringing in additional investors like RPs for example)
 - Their liaison with Homes England
- Viability – including how we secure a sufficiently policy compliant S106 package
- Planning Permission – including accelerating the progression of discharging pre-commencement conditions
- Details of Road Design and Delivery – and progress to delivery of the road (which has full planning permission)
- What professional advice are County receiving

We need a response to our letter including the response to our Reg 18 consultation obviously by 27 2 24 – the close of the Reg 18 process. We can check progress with this if we have not heard back from County when we meet with them on 15th February.

I am very keen to avoid a second Reg.18 consultation on the grounds we discussed for obvious reasons so we need to get what we need from them and this site and Scraftoft North need to remain safely embeded and deliverable in the new local plan.

I also think we should consider the extent to which we need a similar approach to Scraftoft North too – it should be easier because we already have lots of the information we need from them and they are developers.

I will keep the CEO and Portffolio Holder informed and up to date as we progress.

There are teo main actions from the meeting that I took away:

1. Claire will draft the pre-meeting confidential letter and I am happy for it to go out in my name. I will try and have a look at it on my phone: Claire could you text me when you have sent it to me so I can have a look at it? Thank you.
2. Claire to set up the confidential meeting with Homes England with the two pertinent key contacts she has identified.

I think thse are the main points I had. I hope things s=go weell with all this next week and we can start to gain some serious traction with County on this.

Thanks again for your timethis morning.

Kind regards,

David



David Atkinson, Director of Planning

Harborough District Council

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

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Lutterworth East variation applications

From David Atkinson [REDACTED]
Date Tue 11/12/2024 10:12 AM
To Declan Keegan [REDACTED] Julie Thomas [REDACTED] Rebecca Henson [REDACTED]
[REDACTED]
Cc Mark Patterson [REDACTED] Andrew Senior [REDACTED] John Richardson [REDACTED]

Morning Declan, Julie, Rebecca and Stephen,
You will recall that when we last met if something arises, we should get together urgently – well it has.
Can we urgently get together to discuss the applications going to planning committee for Lutterworth East SDA on 3 12 24.
Ideally, I would like to get together today if possible.
I have some time except for the two hours from 12 noon – 14.00.
I cannot say to much more in an e mail, but I have couple of things I would like to discuss with you to assist process at this end.
Are you collectively free for a Teams catch up sometime today or at latest tomorrow.
I am not raising alarm its just that I need to discuss a couple of urgent things that have come up at this end and it would be best if we can do this together.
We probably won't get Andrew or Mark as they are busy, but I can relay what we agree to them.
Could you all please come back to me with your availability, and I will set up a Teams call.
I look forward to you coming back to me.
Thank you very much.
Regards,
David



David Atkinson, Director of Planning

Harborough District Council

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For information about opportunities at HDC please visit: www.harborough.gov.uk/jobs



Outlook

Lutterworth East viability report

From Andrew Senior [REDACTED]**Date** Wed 9/4/2024 10:53 AM**To** Daniel Robinson-Wells [REDACTED] Stephen Holme
[REDACTED]**Cc** Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]
David Atkinson [REDACTED] Tess Nelson [REDACTED] Claire
Berry [REDACTED]

1 attachment (1 MB)

240901 Lutterworth SUE_FVA Addendum_HBC_v1.pdf;

Dear Both,

As promised, please find attached a copy of the latest report.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday



Lutterworth East VoC- Gerald Eve Letter

From Claire Berry [REDACTED]
Date Wed 8/7/2024 3:33 PM
To Joanna Ellershaw [REDACTED]
Cc Mark Patterson [REDACTED] Andrew Senior [REDACTED] Tess Nelson [REDACTED]

Hi Jo,

I've just had a look at the Gerald Eve letter submitted with 24/00932/VAC. [See my earlier email with the SharePoint link].

I think its contents underline the need for further evidence regarding the supply and comparable benefits of different sizes of units.

A few observations:

- Gerald Eve 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 - could the site south of the A4304 accommodate individual units of 280,000 sq ft? If not, what is the maximum size of unit and how many units could be accommodated/ what are the options for the mix of unit sizes?
- GE state that larger units are likely to attract more international capital and investment – is this site of 13 ha likely to attract 'international' capital and investment?
- GE state that bigger units are attracting rental premiums and refer to a new headline rent of £9.75 psf in Corby for a 582k sq ft unit – again would this site be able to accommodate a comparable sized unit?
- GE state that larger units will be more likely to attract larger companies which in turn are likely to employ more staff within their units – surely it depends on the business?
- As noted at our meeting today GE refer to current supply in the Midlands but provide no details of this supply or their definition of the Midlands and the sub-area they refer to in the tables in their letter.

Regards Claire.



Claire Berry, Planning Policy Consultant

Harborough District Council

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Outlook

LUTTERWORTH EAST

From Alex Strickland [REDACTED]

Date Tue 5/13/2025 3:28 PM

To Mark Patterson [REDACTED]

Cc Andrew Senior [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Outlook

Lutterworth. Viability work.

From Adrian Eastwood [REDACTED]**Date** Thu 1/18/2024 4:57 PM**To** [REDACTED]**Cc** Mark Patterson [REDACTED] Andrew Senior [REDACTED]

Hi Parm

HDC will go ahead with this. I will try and get an order raised ASAP.

HDC does not have the lcc work so it needs to confirm that.

Adrian

Sent from [Outlook for Android](#)



New Meetings please - Lutterworth East SDA delivery

From David Atkinson [REDACTED]

Date Tue 1/23/2024 5:51 PM

To [REDACTED] Andrew Senior

[REDACTED] Mark Patterson [REDACTED]

Cc [REDACTED] Tess Nelson [REDACTED]

Adrian Eastwood [REDACTED]

Hi CMT support,

Could you please arrange a meeting called **"Lutterworth East SDA Deliverability catch up"**.

The meeting would be for 1 hour.

The attendees will be: David Atkinson, Mark Patterson, Tess Nelson, Keith Keeley, Stephen Holme (LCC), Jonathan Bennett (LCC), Claire Berry, Andrew Senior Adrian Eastwood (Adrian is optional). Please arrange this meeting in the period following **12th February 2024. This meeting should be hybrid in room 313 on MS Teams for those who need to be online and in person for those who can meet in person.**

Andrew and Mark (and Adrian) – internally and in-parallel could you pull together your internal thoughts and understanding on processing the Lutterworth East SDA planning application moving forward. Tess is coordinating a similar internal discussion internally in policy considering the implications for the local plan and then we need to come together internally.

If we could have these two separate internal discussions by 31st January that would be great.

CMT support – could you also arrange another meeting on this for me - a joint DM/Planning Policy internal discussion on this **w/c 1 2 24** (before we meet collectively with LCC officers in the period following 12th February which you are also setting up for me). This internal meeting would be with: myself, Mark Patterson, Tess Nelson, Keith Keeley, Claire Berry, Andrew Senior, Adrian Eastwood (Adrian Optional) together so we get a joint internal HDC officer view before we meet County externally in the period following 12th February 2024. This internal meeting should also be in room 313 ideally on a Wednesday when most people are in and working. It should be hybrid on MS Teams so people can join in person or on teams which ever is most convenient for them. The meeting will need to be for 1 hour.

Mark we will need to switch Andrew Senior's working day to Wednesday the week this joint internal meeting is set up with Policy and DM colleagues so he can attend.

I hope all of the above makes sense, if you need to discuss any of the above with me, please contact me.

Thank you.

Regards,

David



David Atkinson, Director of Planning

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Outlook

New Tech 1 order please. - to Aspal Verd of £26,000 from 1011 DGA for LEAST viability work

From Adrian Eastwood [REDACTED]

Date Fri 1/19/2024 9:56 AM

To Debbie Lansdell [REDACTED]

Cc Mark Patterson [REDACTED] Andrew Senior [REDACTED]

Hi Deb

New order to Aspal Verd of £26,000 from 1011 DGA for LEAST viability work.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]



outstanding items - Lutterworth

From Stephen Holme [redacted]
Date Wed 9/11/2024 11:27 AM
To Mark Patterson [redacted] Andrew Senior [redacted]
Cc Daniel Robinson-Wells [redacted]

Mark/ Andrew
Just to follow up on yesterday’s conversation can we get a little more clarity on what you need from us regarding the justification for the B8 units and how we are to deal with the affordable home %
I note the VA uses the following assumptions regarding the affordable housing mix.

Updated Assessment	vii. Following consideration of AV’s comments, GE’s adjusted appraisal based on current day assumptions indicates that the Scheme appears able to viably support between circa 5% affordable housing with a policy compliant split of 12.5% shared ownership, 12.5% intermediate and 75% social rented tenure in addition to S106 contributions in the order of £67.53m (indexed).
--------------------	--

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

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PLANNING OFFICER EMAIL - Reconsultation for 19/00700/OUT

From Mark Patterson [REDACTED]
Date Thu 2/1/2024 4:02 PM
To planning@harborough.gov.uk <planning@harborough.gov.uk>
Cc Andrew Senior [REDACTED]

Hi all,

could you please carry out a full re-consultation on the above application please. The consultation needs to be for a 30day period (if you need the letter amending, let me know and I will sort it out for you) on the basis of additional information having been received. We will need to reconsult all Consultees, as well as all residents who we previously consulted as well as any additional who have commented on the application. No need to worry about the Site Notice, Jemma printed that for me yesterday and has been posted today.

Any queries, please give me a shout

Many thanks
Mark



Mark Patterson BA(Hons) Dip TP MRTPI
Strategic Growth Manager (Development Management)
E: [REDACTED]
T: [REDACTED] / [REDACTED]
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Outlook

Please instruct HDC Legal to do this : Lutterworth East SDA revised 106 agreement

From Adrian Eastwood [REDACTED]
Date Wed 10/2/2024 11:16 AM
To Andrew Senior [REDACTED] David Atkinson [REDACTED] Mark
Patterson [REDACTED]
Cc Tess Nelson [REDACTED] Claire Berry [REDACTED]

Hi Andrew

Please instruct HDC Legal to do participate in the drafting for HDC (should LCC want to do that).

Mark can provide you the instruction form.

The report(s) to committee can include a potential HOT or draft s106 if available.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Andrew Senior
Sent: 02 October 2024 10:41
To: David Atkinson ; Mark Patterson ; Adrian Eastwood
Cc: Tess Nelson ; Claire Berry
Subject: Lutterworth East SDA revised 106 agreement

Dear All,

The applicant is about to commence drafting a revised agreement for the above. Once we have the draft it will need reviewing will this be done internally, or do we need to procure external advice? On the face of it I would suggest that it could be done internally but there will need to be a reasonably quick turn round.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday



Outlook

please provide the viability work to be assessed by Aspinall Verdi on behalf of HDC.

From Adrian Eastwood [REDACTED]

Date Fri 1/19/2024 10:05 AM

To Stephen Holme [REDACTED]

Cc Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Hello Stehpen

Can you please provide the viability work to be assessed by Aspinall Verdi on behalf of HDC.

FYI I have instructed raising the order to AV.

Please also consider the public availability of this, and if a summary version is produced. Third party interest (an FOI?) should be expected. Guidance is:

Viability - GOV.UK (www.gov.uk)

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]



Outlook

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

From Stephen Holme [REDACTED]

Date Wed 11/1/2023 3:08 PM

To Adrian Eastwood [REDACTED]

Cc Clare Sinnott [REDACTED] Mark Patterson [REDACTED]

Hi adrian – can I get a response to this please?

Are we due a meeting soon – I didn't get an invite to the next meeting.

Rgs

Steve

From: Stephen Holme
Sent: 16 October 2023 10:06
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.
LE3 8RE

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

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.
LE3 8RE

[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.
LE3 8RE

[REDACTED]

[REDACTED]

[REDACTED]

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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

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

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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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
[REDACTED]

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

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.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
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Outlook

RE: Feedback - Lutt East viability PPA

From Stephen Holme [REDACTED]
Date Tue 8/1/2023 2:18 PM
To Adrian Eastwood [REDACTED]
Cc Mark Patterson [REDACTED] Jon Bennett [REDACTED] Clare Sinnott
[REDACTED]

Hi adrian, following on from our conversation are we agreed with the terms of the PPA now?

Kind Regards

Stephen Holme
Development Consultant

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

[REDACTED]

[REDACTED]

[REDACTED]

www.leics.gov.uk

From: Stephen Holme

Sent: 11 July 2023 11:53

To: Adrian Eastwood [REDACTED]

Cc: Mark Patterson [REDACTED] Jon Bennett [REDACTED]

Clare Sinnott [REDACTED]

Subject: RE: Feedback - Lutt East viability

Adrian thanks for this

With regards to the final two points:

- HDC will provide LCC with the quote for costs related to the appointment of the independent assessor. LCC should pay independent assessor directly.
- LCC will reimburse HDC with all reasonable costs associated with the instruction of the independent assessor. LCC should pay independent assessor directly.

LCC has no issue with covering the cost of your advisor (Aspinall Verdi) however LCC cannot appoint them – it has to be done by HDC. There are procurement issues and duty of care issues here. Also LCC cannot be seen to be dealing directly with HDC's advisors – it doesn't look very impartial and independent.

Happy to enter into an undertaking on the costs.

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: 11 July 2023 09:36
To: Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED]
Subject: Feedback - Luttf East viability

Hello Stephen

With apology for slow response please see my comments below:

- LCC submit the Viability assessment to HDC (issued to Aspinall Verdi). Agreed
- 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. Agreed
- LCC to respond to requests for information with a 2-week time period of any request. Agreed
- Both parties shall work to a target date of 3 months from completion of the PPA to finalise the assessment. Agreed, but this may need to be extended if agreement not reached after first iteration of assessment.
- HDC to determine the application to vary the existing section 106 agreement within 4 weeks of the viability assessment being finalised. 8 weeks needed to allow for planning committee lead-in time. HDC will then be deciding if it wants to enter a s106 variation. LCC to provide a draft DoV to formalise any proposed amendments.
- HDC will provide LCC with the quote for costs related to the appointment of the independent assessor. LCC should pay independent assessor directly.
- LCC will reimburse HDC with all reasonable costs associated with the instruction of the independent assessor. LCC should pay independent assessor directly.

Regards

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: 28 June 2023 16:16

To: Mark Patterson [REDACTED]
Cc: Adrian Eastwood [REDACTED] Jon Bennett
[REDACTED]
Subject: RE: Lutt East viability

Hi Mark, thanks for your email.

LCC is, in principle, agreeable to entering into a PPA but we need to agree the heads of terms of the PPA before drafting it. Your email refers to the PPA focusing purely on the funding of the viability appraisal. I am aware that LCC will need to meet the costs of the independent assessment of the viability appraisal, which is usual in the circumstances, but please confirm what other fees LCC will need to meet?

Can I suggest the following for the heads of terms:

- LCC submit the Viability assessment to HDC (issued to Aspinall Verdi).
- 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. OK
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- 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.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]
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From: Mark Patterson [REDACTED]
Sent: 22 June 2023 15:05
To: Stephen Holme [REDACTED]
Cc: Adrian Eastwood [REDACTED]
Subject: Lut East viability

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Hi Stephen,

further to yesterday's discussions, please see attached a draft template PPA. For these 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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Outlook

RE: Feedback - Lutt East viability

From Stephen Holme [REDACTED]
Date Tue 7/11/2023 11:53 AM
To Adrian Eastwood [REDACTED]
Cc Mark Patterson [REDACTED] Jon Bennett [REDACTED] Clare Sinnott
[REDACTED]

Adrian thanks for this

With regards to the final two points:

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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: 11 July 2023 09:36
To: Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED]
Subject: Feedback - Lutt East viability

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

Regards

Adrian Eastwood MRTPI
Head of Service Development Management

From: Stephen Holme [REDACTED]
Sent: 28 June 2023 16:16
To: Mark Patterson [REDACTED]
Cc: Adrian Eastwood [REDACTED] Jon Bennett
[REDACTED]
Subject: RE: Lutt East viability

Hi Mark, thanks for your email.

LCC is, in principle, agreeable to entering into a PPA but we need to agree the heads of terms of the PPA before drafting it. Your email refers to the PPA focusing purely on the funding of the viability appraisal. I am aware that LCC will need to meet the costs of the independent assessment of the viability appraisal, which is usual in the circumstances, but please confirm what other fees LCC will need to meet?

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- 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: Mark Patterson [REDACTED]
Sent: 22 June 2023 15:05
To: Stephen Holme [REDACTED]
Cc: Adrian Eastwood [REDACTED]
Subject: Lutt East viability

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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)

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Outlook

RE: Lutterworth East PPA - drafted a report to the 16th January planning committee for an HDC decision

From Stephen Holme [REDACTED]

Date Thu 12/7/2023 2:19 PM

To Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]

Hi adrian thanks for the update

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: 07 December 2023 13:48
To: Stephen Holme [REDACTED] Mark Patterson [REDACTED]
Subject: RE: Lutterworth East PPA - drafted a report to the 16th January planning committee for an HDC decision

Hello Stephen

I have drafted a report to the 16th January planning committee for an HDC decision on entering this PPA.

David had separately asked his support to set up a meeting with LCC. David is very busy preparing for the 11th December Council meeting. I'll check where that LCC meeting arrangement is at.

Regards

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Thursday, December 7, 2023 10:23 AM
To: Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]
Cc: David Atkinson [REDACTED] Jon Bennett [REDACTED]
Subject: FW: Lutterworth East PPA

Hi adrian, ive not heard back from you on this – can you confirm you are happy with the draft so we can get this finalised please?

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: 23 November 2023 12:34
To: Adrian Eastwood [REDACTED]
Cc: David Atkinson [REDACTED] Jon Bennett [REDACTED] Mark
Patterson [REDACTED]
Subject: Lutterworth East PPA

Hi adrian, as per our HOT's please find attached the draft PPA.

Let me know if you have any queries.

I note we haven't had a catch up lately perhaps we could get one in the diary?

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.
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- 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.
LE3 8RE

[REDACTED]
[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.
LE3 8RE

[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.
LE3 8RE

[REDACTED]
[REDACTED]
[REDACTED]

www.leics.gov.uk

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

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

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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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**

AspinallVerdi – Property Regeneration Consultants

www.aspinallverdi.co.uk

T: 020 7183 7580

M: [REDACTED]

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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
[REDACTED]

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

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.
LE3 8RE

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[REDACTED]
[REDACTED]
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Outlook

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

From Stephen Holme [REDACTED]

Date Mon 6/19/2023 12:27 PM

To Adrian Eastwood [REDACTED]

Cc Mark Patterson [REDACTED] Jon Bennett [REDACTED]

Ok thanks adrian – speak wednesday

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: 19 June 2023 11:56
To: Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED] Jon Bennett
[REDACTED]
Subject: RE: Potential work : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Stephen

HDC would expect to put something online. It could be a summary version setting out the principles.

Please do not submit until we have met & discussed this Wednesday.

Please note a s106 < 5 years old is variable by mutual consent only.

For example, see:

[Varying a s106 obligation \(localgovernmentlawyer.co.uk\)](http://Varying a s106 obligation (localgovernmentlawyer.co.uk))

Regards

Adrian Eastwood MRTPI
Head of Service Development Management
[REDACTED]

From: Stephen Holme [REDACTED]
Sent: Monday, June 19, 2023 11:36 AM
To: Adrian Eastwood [REDACTED]

Cc: Mark Patterson [REDACTED] Jon Bennett
[REDACTED]

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

Hi adrian – quick query from our side, does the viability report we are about to send and the subsequent negotiations end up on the planning portal, or is it just the final report to committee??

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

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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
Leicestershire County Council
County Hall, Glenfield, Leicester.
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Outlook

RE: UHL JR - 45 Minute MS Teams meeting to catch up on next steps with Lutterworth East

From Stephen Holme [REDACTED]

Date Wed 3/29/2023 8:30 AM

To David Atkinson [REDACTED] Jon Bennett [REDACTED]

Cc Mark Patterson [REDACTED] Adrian Eastwood [REDACTED]

Hi David can I suggest sometime on Wednesday 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]
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From: David Atkinson [REDACTED]
Sent: 28 March 2023 14:43
To: Jon Bennett [REDACTED] Stephen Holme [REDACTED]
Cc: Mark Patterson [REDACTED] Adrian Eastwood
[REDACTED]
Subject: RE: UHL JR - 45 Minute MS Teams meeting to catch up on next steps with Lutterworth East
Importance: High
Sensitivity: Confidential

Hello Jon and Stephen.

Colleagues and I here at HDC think it would be useful to have to have a catch-up meeting with the two of you for say about 45 minutes next week if you are free, just to pick up from you what you see the next steps being with progressing Lutterworth East though reminding planning stages.

I know from Stehpen's e mail of a couple of weeks ago that you may be looking again at the s106. It would be interesting to understand more about your thinking, even if it is still evolving so we can start to plan and map our resources at this end as we progress through upcoming stages. It would also be interesting to understand what you see as the road map through planning moving forward – what your intended milestones and timescales are – again so we can plan our resources at the HDC as effectively as possible and provide LCC with the best possible service moving forward.

If you could both send me through any 45 minute slots next week when you are both available I will ask our team at this end to look to set up a meeting with you via MS Teams.

I look forward to hearing from you.

Kind regards,
David



David Atkinson, Director of Planning

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From: Stephen Holme [REDACTED]
Sent: Monday, March 13, 2023 1:57 PM
To: David Atkinson [REDACTED]
Cc: Jon Bennett [REDACTED] Mark Patterson [REDACTED]
Subject: FW: UHL JR

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

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Outlook

RE: Viability assessment - Lutterworth East

From Stephen Holme [REDACTED]

Date Wed 1/3/2024 3:30 PM

To David Atkinson [REDACTED]

Cc Adrian Eastwood [REDACTED] Mark Patterson [REDACTED]
Jon Bennett [REDACTED]

David just a query - will this be going as an exempt report?

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: David Atkinson [REDACTED]
Sent: 03 January 2024 12:27
To: Stephen Holme [REDACTED]
Cc: Adrian Eastwood [REDACTED] Mark Patterson
[REDACTED] Jon Bennett [REDACTED]
Subject: RE: Viability assessment - Lutterworth East

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Happy new year Stephen. I hope you had a good festive break!
Many thanks for sending this through; very much appreciated.
We are doing a 'for information' report to the HDC Planning Committee on 16 1 24 and I will come back to you after that.
The report will be published on Monday online and will be available for you to read.
Thanks again.
Regards,
David



David Atkinson, Director of Planning

Harborough District Council

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From: Stephen Holme [REDACTED]
Sent: Wednesday, December 20, 2023 9:27 AM
To: David Atkinson [REDACTED]
Cc: Adrian Eastwood [REDACTED] Mark Patterson
[REDACTED] Jon Bennett [REDACTED]
Subject: Viability assessment - Lutterworth East

Dear David,

Following on from our conversation last week I can confirm the following:

- That Leicestershire County Council (LCC) will pay Harborough District Council's reasonable costs incurred as a result of carrying out an independent assessment of the viability assessment provided by LCC up to a maximum of £35,000 (to be increased subject to mutual agreement between both parties).
- The costs referred to above will be paid within 30 days of receipt of an invoice.

Let me know if this proposal is acceptable to you.

Should you require any further information do not hesitate to contact me.

I look forward to hearing from you soon.

Kind Regards

Stephen Holme
Development Consultant

Strategic Property Services
Corporate Resources Department
Leicestershire County Council
County Hall, Glenfield, Leicester.
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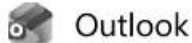
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RE: I'll arrange HDC pay this. Lutterworth East Urban Extension FVA Review - AspinallVerdi

From David Atkinson [REDACTED]
Date Mon 4/29/2024 3:19 PM
To Adrian Eastwood [REDACTED]
Cc Mark Patterson [REDACTED] Andrew Senior [REDACTED]

Thanks Adrian.
Looks a good way of managing this.
Regards,
David



David Atkinson, Director of Planning

[REDACTED] / [REDACTED]

Harborough District Council

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www.harborough.gov.uk

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From: Adrian Eastwood
Sent: Monday, April 29, 2024 3:06 PM
To: David Atkinson
Cc: Mark Patterson ; Andrew Senior
Subject: I'll arrange HDC pay this. Lutterworth East Urban Extension FVA Review - AspinallVerdi

Hi David

I'll arrange HDC pay this.

I'll ask finance for a receipt for subsequent forwarding/invoicing to LCC which said by email to you it will meet this cost.

Adrian Eastwood MRTPI

Head of Service Development Management
[REDACTED]

From: Molly Toon [REDACTED]
Sent: Monday, April 29, 2024 2:23 PM
To: Adrian Eastwood [REDACTED]
Cc: Parminder Dosanjh [REDACTED] Julie Vincent [REDACTED] Max King [REDACTED]
[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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5/1/26, 6:07 PM

RE: I'll arrange HDC pay this. Lutterworth East Urban Extension FVA Review - AspinallVerdi - Pash Kamara - Outlook

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Outlook

RE: New Tech 1 order please. - to Aspinal Verdi of £26,000 from 1011 DGA for LEAST viability work

From Jemma Parker-Louth [REDACTED]

Date Tue 1/30/2024 9:14 AM

To Adrian Eastwood [REDACTED]

Cc Andrew Senior [REDACTED]

Requisition raised 😊

Many thanks,

Jemma

Jemma Parker-Louth (she/her)

Planning Admin – Development Management

Harborough District Council

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Please consider the environment before printing this email.

From: Adrian Eastwood

Sent: Tuesday, January 30, 2024 9:05 AM

To: Jemma Parker-Louth

Cc: Andrew Senior

Subject: New Tech 1 order please. - to Aspinal Verdi of £26,000 from 1011 DGA for LEAST viability work

Hi Jemma

Can you raise this please. I cannot see Debs had time before her holiday.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management

From: Adrian Eastwood

Sent: Friday, January 19, 2024 9:57 AM

To: Debbie Lansdell [REDACTED]

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

Subject: New Tech 1 order please. - to Aspinal Verdi of £26,000 from 1011 DGA for LEAST viability work

Hi Deb

New order to Aspinal Verdi of £26,000 from 1011 DGA for LEAST viability work.

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management



Re: (5) LUTTERWORTH EAST DEED OF VARIATION

From Mark Patterson [REDACTED]**Date** Wed 3/26/2025 11:20 AM**To** Alex Strickland [REDACTED] Raj Patel [REDACTED]**Cc** Adrian Eastwood [REDACTED] Andrew Senior [REDACTED]

3 attachments (661 KB)

Re: Section 106 deed of variation: Lutterworth East ; AH S106 Variation Cttee report.docx; Lutterworth East DoV LCC 200125.docx;

Hi Alex,

Please see attached my email to Bhupinder which includes mine and Raj's comments on the DoV. I've also attached a copy of the DoV, and the report to Planning Cttee for your info

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: Alex Strickland**Sent:** 25 March 2025 23:57**To:** Mark Patterson ; Raj Patel**Cc:** Adrian Eastwood**Subject:** (5) LUTTERWORTH EAST DEED OF VARIATION

Dear All,

As you may be aware, I have recently joined Legal Services to assist with Planning matters. This one is on my list and I wonder if you could kindly send me a copy of the latest DOV and your email of 17th March so that I can review matters and we can determine the way forward ?

5/1/26, 6:19 PM

Re: (5) LUTTERWORTH EAST DEED OF VARIATION - Pash Kamara - Outlook

Much appreciated.
Alex.


Alex Strickland
Legal Services
25 March 2025



Outlook

RE: (5) LUTTERWORTH EAST DEED OF VARIATION

From Alex Strickland [REDACTED]**Date** Wed 3/26/2025 11:35 AM**To** Mark Patterson [REDACTED]

Raj Patel [REDACTED]

Cc Adrian Eastwood [REDACTED]

Andrew Senior [REDACTED]

Hi Mark,

That is excellent. Thanks for sending this over. I shall review and get back to you on it shortly.

Much appreciated.

Alex.

[REDACTED]
26 March 2025

From: Mark Patterson**Sent:** Wednesday, March 26, 2025 11:20 AM**To:** Alex Strickland ; Raj Patel**Cc:** Adrian Eastwood ; Andrew Senior**Subject:** Re: (5) LUTTERWORTH EAST DEED OF VARIATION

Hi Alex,

Please see attached my email to Bhupinder which includes mine and Raj's comments on the DoV. I've also attached a copy of the DoV, and the report to Planning Cttee for your info

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: Alex Strickland [REDACTED]

Sent: 25 March 2025 23:57

To: Mark Patterson [REDACTED] Raj Patel [REDACTED]

Cc: Adrian Eastwood [REDACTED]

Subject: (5) LUTTERWORTH EAST DEED OF VARIATION

Dear All,

As you may be aware, I have recently joined Legal Services to assist with Planning matters. This one is on my list and I wonder if you could kindly send me a copy of the latest DOV and your email of 17th March so that I can review matters and we can determine the way forward?

Much appreciated.

Alex.

[REDACTED]
Alex Strickland
Legal Services
25 March 2025



Outlook

RE: 16th June 2023 is the up-to-date assessment : Aspinall Verdi advice to HDC on Lutterworth East.

From Max King [REDACTED]
Date Tue 1/30/2024 8:50 AM
To Adrian Eastwood [REDACTED]
Cc Andrew Senior [REDACTED] Mark Patterson [REDACTED]

Hi Adrian,
Great, we'll use that info then.
No, we have not received an order yet.

Kind regards

Max King MRICS

Principal Consultant

AspinallVerdi – Property Regeneration Consultants

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From: Adrian Eastwood
Sent: 29 January 2024 11:48
To: Max King
Cc: Andrew Senior ; Mark Patterson
Subject: 16th June 2023 is the up-to-date assessment : Aspinall Verdi advice to HDC on Lutterworth East.

Hello Max

Yes. 16th June 2023 is the up-to-date assessment provided on behalf of LCC.

Has AV got an order from HDC (a new finance system has recently begun causing some issues...) ?

Thanks

Adrian Eastwood MRTPI

Head of Service Development Management

From: Max King [REDACTED]
Sent: Monday, January 29, 2024 11:15 AM
To: Adrian Eastwood [REDACTED]
Cc: Parminder Dosanjh [REDACTED] Noa Van de Riet [REDACTED]
Subject: RE: Update : Aspinall Verdi advice to HDC on Lutterworth East.

Hi Adrian,

I trust you are well.

Along with my colleague Noa in copy I am assisting Parm with the Lutterworth FVA.

We've kicked things off on our side but before we dive into the details, please can you confirm that the attached is the latest FVA in respect of the site?

Kind regards

Max King MRICS

Principal Consultant

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From: Parminder Dosanjh [REDACTED]

Sent: 09 January 2024 12:05

To: Adrian Eastwood [REDACTED]

Cc: Max King [REDACTED]

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

Thanks for the update Adrian and look forward to hearing from you in due course.

Kind regards

Parm

Parminder Dosanjh BSc (Hons) DipTP MSc MRTPI MRICS

Executive Director

AspinallVerdi – Property Regeneration Consultants

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T: 020 7183 7580

M: [REDACTED]

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From: Adrian Eastwood [REDACTED]

Sent: 09 January 2024 10:50

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

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

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]
www.leics.gov.uk

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]

www.leics.gov.uk

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

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

www.leics.gov.uk

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

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

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

[REDACTED]
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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

AspinallVerdi – Property Regeneration Consultants

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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
[REDACTED]

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
Leicestershire County Council
County Hall, Glenfield, Leicester.
LE3 8RE
[REDACTED]
[REDACTED]
[REDACTED]

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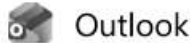
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Re: 24/00933/PCD - Land East Of Lutterworth, Gilmorton Road, Lutterworth

From Mark Patterson [REDACTED]

Date Thu 8/1/2024 10:24 AM

To Aneeqa Malik [REDACTED]

Cc Rebecca Oakley [REDACTED] Andrew Senior [REDACTED]

Thanks Aneeqa, if you could add Natural England, LCC Ecology and LCC LLFA to the consultees that would be great

Also, I meant to say yesterday, its OK to validate 24/00932/VAC (Lutt East B8 condition etc), Andrew and I have looked at their submission and it just about provides enough for validation, although we will probably need to request further information / clarification for them as we progress the application.

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

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BRONZE AWARD

Proudly supporting those who serve.

From: Aneeqa Malik

Sent: 01 August 2024 10:10

To: Mark Patterson

Subject: 24/00933/PCD - Land East Of Lutterworth, Gilmorton Road, Lutterworth

Hi Mark

Ive made this app valid, but please can you look at any other consultees that need adding?

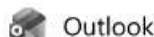
Kind regards

Aneeqa Malik

Technical Planning Assistant

Development Management

Web: www.harborough.gov.uk



Re: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

From Mark Patterson [REDACTED]
Date Thu 9/5/2024 5:19 PM
To David Atkinson [REDACTED]

The only reason for agreeing to reduce the level of AH is that we accept that, in the current economic climate, the scheme is unviable. Due to the scale of th4 development, it is likely to be a number of years before (in particular) phases 3 and 4 come to fruition, and (hopefully) the economy will be stronger and more resilient and the site will be able to financially sustain a higher level of AH provision. It is highly unlikely that we will ever get the site back to 40% overall, but if we can get 25 or 30% on some of the later phases, this will provide for a more sustainable development. Ther applicants realise that we would only consider amending the S106 on the basis that it includes a review mechanism and as such have agreed to it, after initially being opposed to such a provision.

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: David Atkinson
Sent: 05 September 2024 17:08
To: Mark Patterson
Subject: FW: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]
Hi mark.
Could you send me a line on this so I can go back to John and deal with his questions.
You explain it so well.
If you could send me something tomorrow I can go back to John with it.
Thanks
David



David Atkinson, Director of Planning
[REDACTED]
Harborough District Council
The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG
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From: John Richardson
Sent: Thursday, September 5, 2024 4:59 PM
To: David Atkinson ; Adrian Eastwood
Subject: RE: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]
Thanks David but I don't understand why they would increase it later if we have agreed to reduce it to 10%, am I missing something ?
I can understand if we say we will reduce to 10% in phase 1 but will reassess at each phase and if viability allows look to increase upto 40% phase by phase but this reads as if we are giving the ok for 10% across all phases and once its done its done. If I have this wrong please let me know ta.
Regards



John Richardson
Chief Executive

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From: David Atkinson

Sent: Thursday, September 5, 2024 4:24 PM

To: Adrian Eastwood ; John Richardson

Subject: RE: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Sorry.

I was thinking of the S73 variation on the B8.

This AH variation is to vary the amount of affordable housing across the site to be 10%. This is compliant with national and local policy if viability demonstrates this is necessary.

The Affordable housing review mechanism is a separate process which will be deployed at reach of the 4 phases of the delivery of the residential part of the site, if agreed with county as applicant, and will reassess the viability of each phase to see if it can deliver a higher proportion of AH at the time the REM for each phase is being considered so that we can gradually claw back some higher levels of affordable housing at each phase if the viability demonstrates this is possible.

Thank you.

Regards,

David



David Atkinson, Director of Planning

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From: Adrian Eastwood

Sent: Thursday, September 5, 2024 4:09 PM

To: David Atkinson ; John Richardson

Subject: Re: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

This (24/01135) is the AH proposal.

Adrian.

Sent from [Outlook for Android](#)

From: David Atkinson

Sent: Thursday, September 5, 2024 4:03:10 pm

To: John Richardson ; Adrian Eastwood

Subject: RE: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Hi John.

This does not relate to the affordable housing cascade mechanism.

This is the application to vary the cap on the B8 warehousing and distribution part of the scheme to the south of the A4304.

The affordable housing cascade mechanism is something we are working with the county developer promoter separately linked to the eventual progression of the REM applications for the 4 residential components of the site to the north of the A4304. So, they are separate.

Thanks John.

Regards,

David



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From: John Richardson

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To: David Atkinson ; Adrian Eastwood

Subject: FW: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Hi David,

How does this relate to the catch up approach you mentioned to me yesterday ie make up the numbers later on in the phased site delivery ?

Regards



John Richardson
Chief Executive

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From: David Atkinson
Sent: Thursday, September 5, 2024 2:14 PM
To: Adrian Eastwood; Simon Galton
Cc: Mark Patterson; Andrew Senior; Amanda Burrell
John Richardson; Phil Knowles

Subject: RE: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Thanks Adrian.

I copy John and the leader in too for their information on this important case.

Kind regards,

David



David Atkinson, Director of Planning

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From: Adrian Eastwood
Sent: Thursday, September 5, 2024 1:56 PM
To: Simon Galton
Cc: Mark Patterson; Andrew Senior; David Atkinson
Amanda Burrell

Subject: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Importance: High

Hello Cllr Galton

Further to this thread & attachments the following submission should soon appear online as an application.

Application No.	24/01135/S106	Pre-App	☐	U.P.R.N.	
Type	S106 - Variation of S106			Address	Land East Of Lutterworth Gilmorton Road Lutterworth Leicestershire
Status	REC - Application Received				
Appeal Status					
District Ref.		Map Ref (E)	455352	(N)	285414
Proposal	Varying the existing Section 106 Agreement for the East of Lutterworth SDA 19/00250/OUT to a minimum of 10% and a maximum of 40% affordable housing				

It shall be reported to planing committee for a decision.

I shall update Cllr Bannister as shadow portfolio holder.

Adrian Eastwood MRTPI

Head of Service Development Management

From: Daniel Robinson-Wells
Sent: 03 September 2024 16:32
To: Andrew Senior; Stephen Holme
Cc: Mark Patterson; Adrian Eastwood; David Atkinson; Tess Nelson; Claire Berry

Subject: RE: Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Importance: High

Hi Andrew,

Please find the attached application in relation to the Section 106 DoV.

If you have any queries let me know.

Kind Regards,

Dan

Dan Robinson-Wells

Associate Director

M [REDACTED]

From: Andrew Senior [REDACTED]

Sent: 28 August 2024 15:03

To: Stephen Holme [REDACTED] Daniel Robinson-Wells [REDACTED]

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

[REDACTED] Tess Nelson [REDACTED] Claire Berry [REDACTED]

Subject: Deeds of variation Lutterworth East

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Hi Stephen,

Further to our telephone conversation earlier today. As the Section 73 applications, such as the one to lift the unit size on the B8 site, will result in a new planning permission being issued we need to agree a deed of variation to the existing 106 agreement to tie this 106 to the new planning permission. In general terms this just needs to cross reference the planning permission number to the existing 106 agreement.

I would also remind you of my email of 15 August about the additional information needed in support of the application to vary the unit size on the B8 site.

Reducing the numbers of affordable housing also needs a deed of variation. Because this variation is for an element of the application which was covered by the EA the original evidence submitted in the EA needs to be addressed and a revised impact assessed. Because this is an EA part of the original application this has, by statute, to be advertised for 30 days. The applicant's desire to vary the amount of affordable housing because of issues of viability needs to be supported by evidence.

There is no application form for this type of application in practice it is done by letter. The additional information set out above can be incorporated into the letter, or more conveniently, appended to it.

The draft committee report must be completed by 27 September.

If you have any questions, please contact either Mark or myself.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

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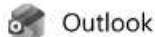
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Outlook

Re: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

From Mark Patterson [REDACTED]
Date Thu 9/5/2024 5:21 PM
To David Atkinson [REDACTED]

Due to the age of the S106 agreement, we are in a position of strength. In the first 5 years of a S106, the LPA are under no obligation to amend the S106, even if all the evidence shows that it should be amended. Hence LCCD realised that if they didn't agree to the review mechanism, their chances of Members agreeing to amend it were far less than if they agreed to the clause.

Many thanks
Mark



Mark Patterson BA(Hons) Dip TP MRTPI
Strategic Growth Manager (Development Management)
E: [REDACTED]
T: [REDACTED] / [REDACTED]
Harborough District Council
The Symington Building, Adam & Eve Street,
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**EMPLOYER RECOGNITION SCHEME****BRONZE AWARD**

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[REDACTED] / [REDACTED]
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Regards,

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I copy John and the leader in too for their information on this important case.

Kind regards,

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From: Adrian Eastwood
Sent: Thursday, September 5, 2024 1:56 PM
To: Simon Galton
Cc: Mark Patterson; Andrew Senior; David Atkinson
Amanda Burrell

Subject: 24/01135/s106 - : Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Importance: High

Hello Cllr Galton

Further to this thread & attachments the following submission should soon appear online as an application.

Application No.	24/01135/S106	Pre-App	☐	U.P.R.N.	
Type	S106 - Variation of S106			Address	Land East Of Lutterworth Gilmorton Road Lutterworth Leicestershire
Status	REC - Application Received				
Appeal Status					
District Ref.		Map Ref (E)	455352	(N)	285414
Proposal	Varying the existing Section 106 Agreement for the East of Lutterworth SDA 19/00250/OUT to a minimum of 10% and a maximum of 40% affordable housing				

It shall be reported to planing committee for a decision.

I shall update Cllr Bannister as shadow portfolio holder.

Adrian Eastwood MRTPI

Head of Service Development Management

From: Daniel Robinson-Wells
Sent: 03 September 2024 16:32
To: Andrew Senior; Stephen Holme
Cc: Mark Patterson; Adrian Eastwood; David Atkinson; Tess Nelson; Claire Berry

Subject: RE: Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Importance: High

Hi Andrew,

Please find the attached application in relation to the Section 106 DoV.

If you have any queries let me know.

Kind Regards,

Dan

Dan Robinson-Wells

Associate Director

M [REDACTED]

From: Andrew Senior [REDACTED]

Sent: 28 August 2024 15:03

To: Stephen Holme [REDACTED] Daniel Robinson-Wells [REDACTED]

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

[REDACTED] Tess Nelson [REDACTED] Claire Berry [REDACTED]

Subject: Deeds of variation Lutterworth East

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The draft committee report must be completed by 27 September.

If you have any questions, please contact either Mark or myself.

Andrew Senior

Interim Strategic Development Officer

Tel: [REDACTED]

My working day is Wednesday

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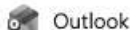
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RE: 24/01135/s106 Deeds of variation Lutterworth East

From Stephen Holme [REDACTED]
Date Tue 9/10/2024 11:57 AM
To Mark Patterson [REDACTED] David Atkinson [REDACTED] Adrian Eastwood <A [REDACTED]> Daniel Robinson-Wells [REDACTED]
Cc Andrew Senior [REDACTED]

Its going to require a redacted document

Do you need this for the consultation?

Kind Regards,

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

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

From: Mark Patterson [REDACTED]
Sent: Tuesday, September 10, 2024 11:15 AM
To: Stephen Holme [REDACTED] David Atkinson [REDACTED] Adrian Eastwood [REDACTED] Daniel Robinson-Wells [REDACTED]
Cc: Andrew Senior [REDACTED]
Subject: Re: 24/01135/s106 Deeds of variation Lutterworth East

Hi Stephen,

Many thanks for this, however, this Exec Summary is not going to be sufficient for us to publicise in lieu of the full Appraisal. I have provided below an extract from the NPPG which, specifically the yellow highlighted sections, set out what should be included within an Exec Summary in those exceptional cases where the full appraisal can not be publicised. On the basis of the red highlighted section below, I would be grateful if you could confirm how the full appraisal triggers the confidential exemption as I am coming under increasing pressure from a range of parties to publicise the appraisal. I would also be grateful if you could confirm whether or not the AV review contains any sensitive information (as set out in the red section) or whether this can be publicised.

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures. Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. This might include information relating to negotiations, such as ongoing negotiations over land purchase, and information relating to compensation that may be due to individuals, such as right to light compensation. The aggregated information should be clearly set out to the satisfaction of the decision maker. Any sensitive personal information should not be made public.

An executive summary prepared in accordance with the government's data format published by government ([draft available online](#)) will present the data and findings of a viability assessment more clearly so that the process and findings are accessible to affected communities. As a minimum, the government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in this guidance where applicable, and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

See related policy: National Planning Policy Framework [paragraph 57](#)

Paragraph: 021 Reference ID: 10-021-20190509

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

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From: Stephen Holme [REDACTED]
Sent: 09 September 2024 14:12
To: David Atkinson [REDACTED] Adrian Eastwood [REDACTED] Daniel Robinson-Wells <Daniel.Robinson- [REDACTED]>
Cc: Mark Patterson [REDACTED] Andrew Senior [REDACTED]
Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

Please see attached

Kind Regards

Stephen Holme

Development Consultant

Strategic Property Services

Corporate Resources Department

Leicestershire County Council

County Hall, Glenfield, Leicester.

LE3 8RE

[REDACTED]

[REDACTED]

[REDACTED]

www.leics.gov.uk

From: David Atkinson [REDACTED]

Sent: Thursday, September 5, 2024 3:38 PM

To: Stephen Holme [REDACTED] Adrian Eastwood [REDACTED] Daniel Robinson-Wells [REDACTED]

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

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

Hi Stephen.

Can you separate out the Exec Summary and send that through as an independent document for going online and we will make the full document sensitive so it can only be seen internally, thereby making it confidential.

Mark is doing the latter now.

Thank you.

Regards,

David



David Atkinson, Director of Planning

[REDACTED]

Harborough District Council

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

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

I don't think it needs to be with all the commercial information when we are about to go to the market on the B8 site.

Can you remove it and we can provide a redacted version.

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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Cc: Mark Patterson <M [REDACTED]> Andrew Senior [REDACTED] David Atkinson [REDACTED]

Subject: Re: 24/01135/s106 Deeds of variation Lutterworth East

Hi Stephen

It should be available, If you can check the NPPF, PPG to show otherwise please? In any event transparency is best.

Maybe you can provide a simplified summary version?

Thank you

Adrian

Sent from Outlook for Android

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Sent: Thursday, September 5, 2024 2:48:19 PM

To: Adrian Eastwood [REDACTED] Daniel Robinson-Wells [REDACTED]

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

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

Adrian – can you please remove the viability assessment from the planning portal 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: Adrian Eastwood
Sent: Thursday, September 5, 2024 2:28 PM
To: Daniel Robinson-Wells
Cc: Mark Patterson; Andrew Senior; Stephen Holme
Subject: 24/01135/s106 Deeds of variation Lutterworth East

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Dear Dan

This submission is valid and available online as 24/01135/S106.

Planning – Planning Application Documents

24/01135/S106 | Varying the existing Section 106 Agreement for the East of Lutterworth SDA 19/00250/OUT to a minimum of 10% and a maximum of 20% affordable housing | Land East Of Lutterworth Gilmorton Road Lutterworth Leicestershire

Regards
Adrian Eastwood MRTPI
Head of Service Development Management

From: Daniel Robinson-Wells
Sent: 03 September 2024 16:32
To: Andrew Senior; Stephen Holme
Cc: Mark Patterson; Adrian Eastwood; David Atkinson; Tess Nelson; Claire Berry
Subject: RE: Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]
Importance: High

Hi Andrew,
Please find the attached application in relation to the Section 106 DoV.
If you have any queries let me know.
Kind Regards,
Dan
Dan Robinson-Wells
Associate Director

From: Andrew Senior
Sent: 28 August 2024 15:03
To: Stephen Holme; Daniel Robinson-Wells
Cc: Mark Patterson; Adrian Eastwood; David Atkinson; Tess Nelson; Claire Berry
Subject: Deeds of variation Lutterworth East
This Message originated outside your organization.

Hi Stephen,
Further to our telephone conversation earlier today. As the Section 73 applications, such as the one to lift the unit size on the B8 site, will result in a new planning permission being issued we need to agree a deed of variation to the existing 106 agreement to tie this 106 to the new planning permission. In general terms this just needs to cross reference the planning permission number to the existing 106 agreement.
I would also remind you of my email of 15 August about the additional information needed in support of the application to vary the unit size on the B8 site. Reducing the numbers of affordable housing also needs a deed of variation. Because this variation is for an element of the application which was covered by the EA the original evidence submitted in the EA needs to be addressed and a revised impact assessed. Because this is an EA part of the original application this has, by statute, to be advertised for 30 days. The applicant's desire to vary the amount of affordable housing because of issues of viability needs to be supported by evidence.
There is no application form for this type of application in practice it is done by letter. The additional information set out above can be incorporated into the letter, or more conveniently, appended to it.
The draft committee report must be completed by 27 September.
If you have any questions, please contact either Mark or myself.
Andrew Senior
Interim Strategic Development Officer
Tel: [REDACTED]
My working day is Wednesday

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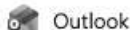
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Re: 24/01135/s106 Deeds of variation Lutterworth East

From Mark Patterson [REDACTED]
Date Tue 9/10/2024 11:18 AM
To Stephen Holme [REDACTED] David Atkinson [REDACTED] Adrian Eastwood [REDACTED] Daniel Robinson-Wells [REDACTED]
Cc Andrew Senior [REDACTED]

Hi Stephen,

Many thanks for this, however, this Exec Summary is not going to be sufficient for us to publicise in lieu of the full Appraisal. I have provided below an extract from the NPPG which, specifically the yellow highlighted sections, set out what should be included within an Exec Summary in those exceptional cases where the full appraisal can not be publicised. On the basis of the red highlighted section below, I would be grateful if you could confirm how the full appraisal triggers the confidential exemption as I am coming under increasing pressure from a range of parties to publicise the appraisal. I would also be grateful if you could confirm whether or not the AV review contains any sensitive information (as set out in the red section) or whether this can be publicised. Any further delay in being able to publicise the Appraisal in an acceptable, open and transparent form will further endanger the timetable in so far as the matter being presented to the October meeting of the Planning Committee is concerned.

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures. Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. This might include information relating to negotiations, such as ongoing negotiations over land purchase, and information relating to compensation that may be due to individuals, such as right to light compensation. The aggregated information should be clearly set out to the satisfaction of the decision maker. Any sensitive personal information should not be made public.

An executive summary prepared in accordance with the government's data format published by government ([draft available online](#)) will present the data and findings of a viability assessment more clearly so that the process and findings are accessible to affected communities. As a minimum, the government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in this guidance where applicable, and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

See related policy: National Planning Policy Framework [paragraph 57](#)

Paragraph: 021 Reference ID: 10-021-20190509

Many thanks
Mark



Mark Patterson BA(Hons) Dip TP MRTPI
Strategic Growth Manager (Development Management)
E: [REDACTED]
T: [REDACTED]

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Market Harborough, Leicestershire, LE16 7AG
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From: Stephen Holme
Sent: 09 September 2024 14:12
To: David Atkinson ; Adrian Eastwood ; Daniel Robinson-Wells
Cc: Mark Patterson ; Andrew Senior
Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East
Please see attached
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: David Atkinson

Sent: Thursday, September 5, 2024 3:38 PM

To: Stephen Holme ; Adrian Eastwood ; Daniel Robinson-Wells

Cc: Mark Patterson ; Andrew Senior

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

Hi Stephen.

Can you separate out the Exec Summary and send that through as an independent document for going online and we will make the full document sensitive so it can only be seen internally, thereby making it confidential.

Mark is doing the latter now.

Thank you.

Regards,

David



David Atkinson, Director of Planning

Harborough District Council

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

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Please do not print this email unless you really need to

From: Stephen Holme

Sent: Thursday, September 5, 2024 2:56 PM

To: Adrian Eastwood ; Daniel Robinson-Wells

Cc: Mark Patterson ; Andrew Senior ; David Atkinson

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

I don't think it needs to be with all the commercial information when we are about to go to the market on the B8 site.

Can you remove it and we can provide a redacted version.

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: Adrian Eastwood

Sent: Thursday, September 5, 2024 2:52 PM

To: Stephen Holme ; Daniel Robinson-Wells

Cc: Mark Patterson ; Andrew Senior ; David Atkinson

Subject: Re: 24/01135/s106 Deeds of variation Lutterworth East

Hi Stephen

It should be available, If you can check the NPPF, PPG to show otherwise please? In any event transparency is best.

Maybe you can provide a simplified summary version?

Thank you

Adrian

Sent from Outlook for Android

From: Stephen Holme

Sent: Thursday, September 5, 2024 2:48:19 PM

To: Adrian Eastwood ; Daniel Robinson-Wells

Cc: Mark Patterson ; Andrew Senior ; David Atkinson

Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East

Adrian – can you please remove the viability assessment from the planning portal please?

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

Sent: Thursday, September 5, 2024 2:28 PM

To: Daniel Robinson-Wells

Cc: Mark Patterson ; Andrew Senior ; Stephen Holme

Subject: 24/01135/s106 Deeds of variation Lutterworth East

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Dear Dan

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Regards
Adrian Eastwood MRTPI
Head of Service Development Management

From: Daniel Robinson-Wells
Sent: 03 September 2024 16:32
To: Andrew Senior; Stephen Holme
Cc: Mark Patterson; Adrian Eastwood; David Atkinson; Tess Nelson; Claire Berry
Subject: RE: Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]
Importance: High

Hi Andrew,
Please find the attached application in relation to the Section 106 DoV.
If you have any queries let me know.
Kind Regards,
Dan
Dan Robinson-Wells
Associate Director
M

From: Andrew Senior
Sent: 28 August 2024 15:03
To: Stephen Holme; Daniel Robinson-Wells
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Subject: Deeds of variation Lutterworth East
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There is no application form for this type of application in practice it is done by letter. The additional information set out above can be incorporated into the letter, or more conveniently, appended to it.
The draft committee report must be completed by 27 September.
If you have any questions, please contact either Mark or myself.
Andrew Senior
Interim Strategic Development Officer
Tel: [REDACTED]
My working day is Wednesday

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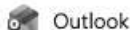
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RE: 24/01135/s106 Deeds of variation Lutterworth East

From David Atkinson [REDACTED]

Date Mon 9/9/2024 4:23 PM

To Mark Patterson [REDACTED]

Cc Andrew Senior [REDACTED] Adrian Eastwood [REDACTED] Claire Berry [REDACTED]

Thanks Mark,

Please go back to Stephen and set out the minimum requirements and ask him to send a revised exec summary so we can help him by keeping the full document off-line.

Thanks Mark,

Regards,

David



David Atkinson, Director of Planning

Harborough District Council

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

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From: Mark Patterson

Sent: 09 September 2024 16:08

To: David Atkinson

Cc: Andrew Senior ; Adrian Eastwood

Subject: Fw: 24/01135/s106 Deeds of variation Lutterworth East

Any viability appraisal should comply with this....

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures. Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. This might include information relating to negotiations, such as ongoing negotiations over land purchase, and information relating to compensation that may be due to individuals, such as right to light compensation. The aggregated information should be clearly set out to the satisfaction of the decision maker. Any sensitive personal information should not be made public.

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See related policy: National Planning Policy Framework [paragraph 57](#)

Paragraph: 021 Reference ID: 10-021-20190509

Many thanks

Mark



Mark Patterson BA(Hons) Dip TP MRTPI

Strategic Growth Manager (Development Management)

E: [REDACTED]

T: [REDACTED] / [REDACTED]

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From: Stephen Holme [REDACTED]
Sent: 09 September 2024 14:12
To: David Atkinson [REDACTED] Adrian Eastwood [REDACTED] Daniel Robinson-Wells <Daniel.Robinson- [REDACTED]>
Cc: Mark Patterson [REDACTED] Andrew Senior [REDACTED]
Subject: RE: 24/01135/s106 Deeds of variation Lutterworth East
Please see attached
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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Cc: Mark Patterson

Andrew Senior

Stephen Holme

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Regards

Adrian Eastwood MRTPI

Head of Service Development Management

From: Daniel Robinson-Wells

Sent: 03 September 2024 16:32

To: Andrew Senior

Stephen Holme

Cc: Mark Patterson

Adrian Eastwood

David Atkinson

Tess Nelson

Claire Berry

Subject: RE: Deeds of variation Lutterworth East [SHMA-ACTIVE.FID200866]

Importance: High

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If you have any queries let me know.

Kind Regards,

Dan

Dan Robinson-Wells

Associate Director

M

From: Andrew Senior <

Sent: 28 August 2024 15:03

To: Stephen Holme

Daniel Robinson-Wells

Cc: Mark Patterson

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Further to our telephone conversation earlier today. As the Section 73 applications, such as the one to lift the unit size on the B8 site, will result in a new planning permission being issued we need to agree a deed of variation to the existing 106 agreement to tie this 106 to the new planning permission. In general terms this just needs to cross reference the planning permission number to the existing 106 agreement.

I would also remind you of my email of 15 August about the additional information needed in support of the application to vary the unit size on the B8 site.

Reducing the numbers of affordable housing also needs a deed of variation. Because this variation is for an element of the application which was covered by the EA the original evidence submitted in the EA needs to be addressed and a revised impact assessed. Because this is an EA part of the original application this has, by statute, to be advertised for 30 days. The applicant's desire to vary the amount of affordable housing because of issues of viability needs to be supported by evidence.

There is no application form for this type of application in practice it is done by letter. The additional information set out above can be incorporated into the letter, or more conveniently, appended to it.

The draft committee report must be completed by 27 September.

If you have any questions, please contact either Mark or myself.

Andrew Senior

Interim Strategic Development Officer

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My working day is Wednesday

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