

HARBOROUGH DISTRICT COUNCIL

REPORT TO THE CABINET MEETING OF 8th SEPTEMBER 2020

PUBLIC REPORT: Yes

EXEMPT REPORT: No

Report Title	Redevelopment of land at Naseby Close, Market Harborough					
KEY DECISION	Yes					
Report Author	Karen Watling, Interim Finance & Assets Adviser					
Purpose of Report	<ul style="list-style-type: none"> To consider the options available to the Council to redevelop land at Naseby Close for new homes. To consider and approve the preferred option given in the revised Outline Business Case. 					
Reason for Decision	<ul style="list-style-type: none"> Outline Business Cases were considered and approved by Cabinet in April 2018 and April 2019 for the Council to develop its historic land holdings (the garage site) and new land acquisitions for housing purposes. A revised Outline Business Case is now required because the estimated capital costs and income figures have changed and the decision making now required no longer complies with the delegated authority given to the Joint Chief Executive (BJ). 					
Portfolio (holder)	<ul style="list-style-type: none"> Councillor James Hallam; Finance Councillor Simon Whelband; Wellbeing, Communities & Housing 					
Corporate Priorities	<table border="1"> <tr> <td colspan="2">YOUR COUNCIL: A safe, enterprising & vibrant place</td> </tr> <tr> <td>CO 03</td> <td>Enable delivery of quality homes for all</td> </tr> </table>		YOUR COUNCIL: A safe, enterprising & vibrant place		CO 03	Enable delivery of quality homes for all
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CO 03	Enable delivery of quality homes for all					
Financial Implications	<ul style="list-style-type: none"> The financial implications are commercially confidential and are shown in the exempt Outline Business Case on this Cabinet's agenda (Appendix F). 					
Risk Management Implications	<ul style="list-style-type: none"> A detailed risk assessment is given in the exempt Outline Business Case on this Cabinet's agenda (Appendix F). 					
Environmental Implications	<ul style="list-style-type: none"> As a result of the planning application process, the development proposals were amended to contribute to the delivery of Council Policy – Mitigating Climate Change. The changes made are described in Appendix D of this report. 					
Legal Implications	<ul style="list-style-type: none"> None 					
Equality Implications	<ul style="list-style-type: none"> An equality impact assessment has been undertaken as part of the planning application process; this is attached in in Appendix E of this report. 					
Data Protection Implications	<ul style="list-style-type: none"> None 					
Consultation	<ul style="list-style-type: none"> Prior proposals have been the subject of consultation as part of the planning application process – see Appendix B for more detail. 					
Options	<ul style="list-style-type: none"> Cabinet are being presented with three options: 					

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	<ul style="list-style-type: none"> • Option One: Cabinet decides to continue to pursue the development of the scheme itself, with the affordable homes sold to the Platform Housing Group and the remaining housing being sold on the open market. • Option Two: The Council sells its land holdings, once/if it receives a planning consent for the current development proposals, to the Platform Housing Group who would develop the site into an all affordable scheme. • Option Three: The Council sells its land on the open market once planning consent for the housing development is approved.
<p>Background Papers</p>	<ul style="list-style-type: none"> • “Redevelopment of land at Naseby Close / Newcombe Street, Market Harborough”. Report to Executive 9 April 2018. • Redevelopment of land at Naseby Close / Newcombe Street, Market Harborough”. Report to Executive 8 April 2019.
<p>Appendices</p>	<ul style="list-style-type: none"> • Appendix A; Timeline of key project decisions • Appendix B: Timeline of the Planning Application • Appendix C: Proposed Development – Site Plan • Appendix D: changes made to the proposals arising from the planning application process • Appendix E: Equality Impact Assessment • Appendix F: Revised Outline Business Case (exempt)
<p>Recommendations</p>	<p>Cabinet is recommended to:</p> <p>a. Chose the preferred option after considering the recommendations made by the officer Project Team in the exempt Outline Business Case (Appendix F). This is exempt because discussions are still ongoing with the Platform Housing Group regarding Option Two.</p> <p>In the case that Option One is approved:</p> <p>b. Agree that the Project Sponsor (the Chief Officer: Finance & Assets) seeks planning consent for the proposal at Planning Committee on the 6th October 2020.</p> <p>c. If a planning consent is obtained, ask the Project Sponsor to progress the project to the Final Business Case (FBC) stage and bring the FBC to Cabinet (and Council) later in the year for consideration and approval.</p> <p>In the case that Option Two is approved:</p> <p>d. Amend the current planning application to show 100% affordable homes for the house types, designs, and plans already submitted to the planning case officer, and as</p>

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	<p>described in section 3 of this report, and seek consent for the scheme at Planning Committee on 3rd November 2020.</p> <p>e. In the case that the planning application gains approval, and an acceptable agreement is reached with the Platform Housing Group, delegate authority to the Chief Officer: Finance & Assets to sell the Council's land at Naseby Close to the Platform Housing Group and to agree and enter into such contractual arrangements, and take any steps necessary to ensure that the housing development is implemented as intended in this report.</p> <p>f. In the case that either the Planning Committee does not approve the planning application OR an agreement cannot be reached with the Platform Housing Group, ask the Chief Officer: Finance & Assets to report back to Cabinet on any options the Council then has available to it.</p> <p>In the case that Option Three is approved:</p> <p>g. Agree that the Project Sponsor (the Chief Officer: Finance & Assets) seeks planning consent for the proposal at Planning Committee on the 6th October 2020.</p> <p>h. Delegate to the Chief Officer: Finance & Assets to sell the Council's land at Naseby Close on the open market.</p>
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1. Introduction

- 1.1 The Naseby Close housing project is the redevelopment of a former garage site located in Market Harborough and owned by Harborough District Council (HDC) along with land that is currently owned by Platform Housing Group, previously known as Waterloo Housing Group, and land recently acquired by HDC at 87 Granville Street and 3 Naseby Close.
- 1.2 The project has been active since December 2014 when the then Executive agreed to explore the development of the Council's land for housing. A brief timeline of key project decisions is given in Appendix A.
- 1.3 A revised Outline Business Case is now necessary because the proposals (following two rounds of public consultation as part of the planning approval process) have changed in terms of design, estimated cost, and income forecast from the sales of houses. The decision now required to be made by HDC no longer complies with the delegated approval given to the Joint Chief Executive (BJ) by Cabinet in April 2019.
- 1.4 The Council has three options available, namely:

Option One: Cabinet decides to continue to pursue the scheme by developing the houses itself, with the affordable units sold to the Platform Housing Group and the remaining housing being sold on the open market.

The next steps would be consideration of the planning application by the Planning Committee and the preparation of a Final Business Case that would need to be approved by full Council as an increase to the capital budget would be required.

Option Two: The Council sells its land holdings to the Platform Housing Group who would develop the site into an all affordable scheme. A planning consent for this scheme would be need to be sought from Planning Committee.

Option Three: The Council sells its land holdings on the open market once planning consent for housing development is approved.

For options two and three: the decision to sell an asset at this value is delegated to the Joint Chief Executive (BJ) in consultation with Cabinet members under the council's financial procedure rules as adopted on 29th June 2020.

- 1.5 A detailed revised Outline Business Case has been prepared using National Treasury's Five Case Business Case methodology as the benchmark standard required to robustly analyse the options available to the Council. The five cases approach looks at:
- The strategic case – whether the option delivers Council objectives.
 - The economic case - the financial and social benefits delivered by each option.
 - The commercial case – whether the commercial aspects with suppliers and partners will deliver the proposals.
 - The financial case - whether each option is affordable by the Council.
 - The management case – the practicalities of delivering the project in terms project management, governance arrangements, and the project plan.

- 1.6 The Council's officer project team (comprising senior officers from finance, assets, and housing) has received advice from the Council's in-house legal team as well as from third party experts namely: a quantity surveyor advising on the robustness of the construction cost estimates supplied by the building contractor (Jeakins Weir), a valuer giving a view of the market value of the Council's land at the site, and Connells (the project's appointed sales agents) advising on house sale prices. In addition, ongoing talks have been held with the Platform Housing Group on options potentially available.
- 1.7 The revised Outline Business Case is an exempt document on this Cabinet's agenda because it contains confidential and commercial information relating to land values, house sales income estimates, contract prices, and contractual terms and conditions. Negotiations are currently ongoing with the Platform Housing Group with respect to Option Two and obviously the Council cannot disclose at this time what the financial impact of the options would be in public. However, extracts of the Outline Business Case are given in this (public) report with the objective of being as transparent as possible to residents and stakeholders on the options being considered for this site.

2. The current situation at the site

- 2.1 The site comprises a former garage historically owned by the Council along with land that is currently owned by Platform Housing Group, previously known as Waterloo Housing Group, and land recently acquired by HDC at 87 Granville Street and 3 Naseby Close.
- 2.2 The Council's garage site is currently an area that is substantially overgrown with dense vegetation and has often been used for anti-social behaviour in terms of drug use, lighting of fires, and fly tipping.
- 2.3 The site acquired by the Council in August 2019 at 87 Granville Street contains an empty 3 bedroomed bungalow with a large garden area. This also has become overgrown due to the passage of time without maintenance.
- 2.4 The land owned by the Platform Housing Group included in the current planning application contains 17 bungalows. These were built in the approximately later 1950s and early 1960s, are very small units (29-45m²) which Platform Housing Group say are difficult to heat and, due to their internal layout, difficult to adapt for people with physical disabilities. They also have two units designated as a communal lounge and staff office. The bungalows are now all vacant.
- 2.5 Proposals for developing the site have taken some time to progress, not helped recently by the need for the Council to prioritise the delivery of key services during the height of the Covid 19 pan epidemic over the development of this site. It is now a priority of both the Council and the Platform Housing Group to reach a conclusion on the development in order to give certainty to residents in the area and other key stakeholders.

3. The housing development now being proposed

- 3.1 A planning application for the proposed development was submitted in July 2019. Following public consultation, a revised application was submitted on 10 January 2020 which then went through another public consultation exercise. A timeline of the planning application process is shown in Appendix B. It is intended that the Option One scheme described in the paragraphs that follow will be submitted to Planning Committee on 6th October 2020 for consideration, with the Option Two scheme submitted to the Committee on 3rd November 2020.
- 3.2 The revised scheme (i.e. revised from the proposals agreed by the Executive in April 2019) comprises the development of 38 housing units for both Options One and Two. The proposals will deliver 20 additional homes on the overall site and a reduction of 10 bungalows as compared to the current situation.
- 3.3 Under Option One, 10 units are affordable and will be sold to the Platform Housing Group with 28 units to be sold on the open market (see table 1 below). There will be a reduction in the number of affordable homes (7 units) as compared to the current situation. The homes for sale will sell at a price that will be below the cap set in the government's new help-to-buy scheme so should be attractive to first time buyers in the area. A site plan is given in Appendix C.

Table 1: Option One proposed house types and tenure

House Type	No. of beds	Tenure	Quantity
House	1	Sale	3
House	2	Sale	11
Bungalow	2	Sale	2
House	3	Sale	12
House	2	Affordable	2
Bungalow	2	Affordable	6
House	3	Affordable	2

- 3.4 Under Option Two, the same house types will be built as for Option One, but all 38 units will be affordable homes developed by the Platform Housing Group. Their current assumptions are that 23 units would be for affordable rent and 15 homes for shared ownership.
- 3.5 The development proposals are significantly different from those approved by the Executive in April 2019 as changes have been made to positively respond to comments received during the planning application process. A detailed summary of the changes made is given in Appendix D. The key changes however are as follows:
- Seven more bungalows are now being proposed compared to the planning application submitted on 2nd July 2019 which only had one.
 - A larger community room than originally designed for Naseby Square residents and the provision of a disabled toilet and level access to a community garden.
 - Pedestrian connections with Newcombe Street, Naseby Close, and Stuart Road.

- Environmental enhancements to the proposals comprising triple glazing for all of the new homes, external clothes drying areas for each unit, a communal bicycle storage area, and communal electric car charging points.
- 3.6 If the Council's land were to be sold on the open market (Option Three), after the Council has a planning consent, a new design and planning application would need to be submitted by the purchaser. The current application is for all of the Council's land holdings plus land currently owned by the Platform Housing Group. It is unlikely that PHG would sell their land to a third party developer thus necessitating a potential purchaser for HDC's land to develop a new scheme for the smaller land area only.
- 3.7 If Option One were to be chosen by Cabinet the indicative plan for progressing to the Final Business Case decision and implementation of the development is shown in the table below.
- 3.8 If Option Two is pursued the Council would sell its land to the Platform Housing Group and take any steps necessary (via the appropriate legal documentation) to ensure that the housing development is implemented as intended in this report. It is anticipated that the sale of the land to the Housing Platform Group could be achieved in the autumn of 2020.
- 3.9 Option Three would require the Council to put the site onto the market once a planning consent has been received, as this is likely to increase the marketability of the site. It is however unknown how long it would take to sell the land and when any development would be undertaken.

Table 2: Action timeline for Option One

	Date
Cabinet to agree option one and to fund the costs of a RIBA Stage 4 design and the appointment of a QS (Quantity Surveyor) from the existing approved capital budget	8 September 2020
Planning Committee decision	6 October 2020
Prepare Final Business Case (FBC): <ul style="list-style-type: none"> • Undertake a detailed design (RIBA stage 4) • Procure a Quantity Surveyor (QS) • QS to negotiate fixed price contract with contractor • Produce Final Business Case financials • Purchase land from Platform Housing Group • Prepare legal documents with contractor & PHG 	September to December 2020
Project Board to give steer on Final Business Case	December 2020
Gateway Approval process undertaken	December 2020
Cabinet considers whether to recommend to Council the approval of the Final Business Case	11 January 2021
Council to consider approving the Final Business Case and increasing the capital budget	25 January 2021
Contractor mobilisation	February 2021
Works commence on site	March 2021
Works completion	September 2022

4. The Strategic Case for the housing development

- 4.1 The key driver for an investment in the Naseby Close project is to satisfy the Council's Corporate Delivery Plan, Critical Outcome (CO) 3 "Enable Delivery of Quality Homes for All" by providing affordable housing to those that need it and by delivering new housing that provides a range of house types, tenure, size and location.

Table 3: Summary of the social benefits delivered

OPTION ONE HDC develops the site	OPTION TWO Sell land to PHG to develop the site	OPTION THREE Sell land on open market
20 additional new homes will be built at the site		As a new design and planning application would be required if this option were to be pursued, therefore the social benefits are currently unknown. There is the risk that the land may not sell or that any purchaser would not develop the land in the immediate future (land bank) or deliver the required number of affordable homes.
The homes are smaller than many located in and around Market Harborough and will fill some of the existing gap for this type of housing		
Helps fulfil the Council's obligation to meet National Planning Policy Framework (NPPF) (paragraph 61) to meet affordable housing needs in order to help create sustainable, inclusive, and mixed communities		
A growing body of evidence suggests that regular engagement between the ages is beneficial to both younger and older people, and also impacts favourably upon employers and the wider community		
The 28 homes for sale on the open market are likely to be attractive to first time buyers and will be eligible for the government's new Help to Buy scheme	The 15 homes for shared ownership are likely to be attractive to first time buyers	
HDC will have nomination rights over the 10 affordable homes to be built for Platform Housing Group enabling access to quality and affordable homes for households on the Council's housing register	38 affordable homes would be built and managed by the Platform Housing Group. HDC will have nomination rights over the 23 homes that are proposed to be for affordable rent (100% nomination rights on first lettings with an agreed Local Lettings Plan and 75% nomination rights on relets)	
The project will develop unsightly waste ground that is currently used for anti-social behaviours		

4.2 The needs addressed by the proposed development are:

Need for smaller homes

- The proposed options support the need for smaller 2-3 bedroom homes in the Harborough District.
- To date housing developers have tended to push for larger and detached homes which command a premium in the district. In Harborough district the average price for all new build properties was £344,209 in October 2019.

Need for affordable homes particularly for first time buyers (FTB)

Options One and Two would provide new homes that are likely to be attractive and affordable to first time buyers. These buyers face real challenges to get on the housing ladder in this area:

- Harborough district has the highest house price to income ratio in Leicestershire - 9 times income needed (HEDNA2017).
- The average price paid by a FTB in the area was £239,694 for new build semi-detached house in Harborough in December 2019 (UKHousePriceIndex).
- The average price for new all build properties in the area was £344,209 in October 2019.
- Average earnings in the area for the 22-29 age range are £22,437 in 2019. This would enable a mortgage of £100,966 (4x earnings). Average earnings for the 30-39 age range is £27,327, which would enable a mortgage of £122,971.
- Nationally there was a 50% reduction in under 35s owning a house between 2001 and 2011 (HEDNA2017). After a decade of decline the proportion of 35-44 year olds in owner occupation has started to increase (EHS2018).
- Nationally the most common FTB deposit is £25,000.
- Nationally the average FTB is 33 years old.
- Nationally just over half FTBs bought with partner.
- Demographic data shows an [underrepresentation of 20-40 year olds](#) in the Harborough district with cities, including Leicester showing an [overrepresentation for this age group](#) compared to the national population. Anecdotally one reason for this may be house prices, which are lower in the city.
- Home ownership and FTB are a priority for Government which set up the Help to Buy programme in 2013.

- Nationally, most of the home purchases in the Help to Buy: Equity Loan scheme were made by First Time Buyers, accounting for 201,784 (81 per cent) of total purchases. This included 570 FTB using the scheme in Harborough district.
- The mean purchase price of a property bought under the scheme was £264,785, with buyers using a mean equity loan of £57,694 and a deposit of £13,239.
- Option One in particular aims to meet the needs of FTB with properties being pitched around this mean price point and with the opportunity to use Help to Buy Equity Loan.

4.3 The project is also likely to be perceived as having some disbenefits which will need to be considered as part of the decision making by Cabinet:

- Under Options One and Two, the development would result in 10 less bungalows at the site than at present.
- Under Option One, the development will involve an overall loss of 7 affordable homes at the site as compared to the existing number.
- Under Option One, there will be less affordable and independent living housing provision at the location. The homes to be demolished are independent living bungalows which cater for the needs of a section of the older population, which is growing. (Projected 95% increase in 65+ population by 2036 (HEDNA2017)). However, Platform Housing Group have stated that they anticipate a weakening of demand for this type of housing over the next 3 to 5 years due to its difficulty to meet and adapt to specific needs of occupants due to its age and design.

5. Options Appraisal

7.1 The exempt Outline Business Case ranks the options in terms of:

- Value for money (VFM) through the assessment of the Net Present Values (NPVs).
- Affordability through an assessment of the impact on the Council's revenue and capital budgets.
- The social benefits delivered.
- The key potential risks from the Council's perspective position.

7.2 Given that much of the information required to evaluate the options is commercially confidential and that negotiations are currently ongoing with the Platform Housing Group regarding Option Two, the Council cannot at this stage disclose in public the recommendations of the Project Team as to the preferred option to be taken.

APPENDIX A: TIMELINE OF KEY PROJECT DECISIONS

December 2014	Executive and Council agreed to reject offers received to purchase the Council's land, following a marketing exercise, and to explore the development of the site for housing.
June 2015	Executive agreed to undertake further work to assess the viability of the Council directly developing the site for housing.
January 2016	Council approved the acquisition of a strip of land from 3 Naseby Close, to improve access to the site.
December 2017	Waterloo Housing Group's Board (now Platform Housing Group) agreed in principle to sell their land to the Council and to buy back the affordable homes.
April 2018	<p>The original Outline Business Case (OBC) for the project was approved by HDC Executive on 9th April 2018. This proposed that the Council develop 28 homes on the site.</p> <p>The Executive gave delegated authority to the Joint Chief Executive (BJ) in consultation with the Monitoring and S151 Officers and the Portfolio Holder Finance & Assets, and subject to the Final Business Case being within the agreed funding, to:</p> <ul style="list-style-type: none"> • Complete the contractual arrangements under the SCAPE/empa ii national framework with Jeakins Weir Ltd to allow design development. • Submit a Planning Application for the development. • Finalise and complete a section 106 Agreement. • Acquire the land at 87 Granville Street, Market Harborough. • To implement the project including the appointment of a suitable residential estate agent and undertaking the necessary actions to complete the sale of the residential houses.
April 2019	<p>Executive agreed a revised Outline Business Case for the project and approved the acquisition of land at 87 Granville Street. The revised OBC proposed that the Council develop 40 homes on the site with 11 homes being affordable and 29 homes for sale on the open market.</p> <p>Executive also confirmed the delegations agreed in April 2018.</p>
May 2020	Discussions held with the Platform Housing Group and the HDC Project Team about the possibility of the former buying the Council's land holdings to develop the housing itself.

APPENDIX B: TIMELINE OF THE PLANNING APPLICATION

<p>July 2019</p>	<p>A Planning Application was submitted in July 2019 based on the revised OBC agreed by Executive in April 2019, although modified slightly by a reduction in the overall number of homes to 39 (from 40).</p> <p>This consisted of 23 market sale properties and 16 social/affordable rent houses. Taking into consideration the demolition of 17 one bed assisted living bungalows and bungalow at 38 Granville Street this gave a net gain of 21 homes for the site.</p> <p>The planning application was validated on 2 July (19/01069/FUL).</p> <p>The application was 'for demolition of existing bungalows on site (including amenity facilities) and detached bungalow and associated ancillary buildings. Development of 39 residential units, associated amenity and construction of additional car parking to service Naseby Square'. Public consultation on the proposals was carried out for 6 weeks until August 2019.</p>
<p>January 2020</p>	<p>A revised application for 38 homes was submitted on 10 January 2020. This sought to address planning, statutory consultee comments and resident feedback from the consultation.</p> <p>The reason for the reduction to 38 units was in order to accommodate affordable bungalows on the development.</p> <p>Insertion of affordable bungalows and the associated costs and space requirements also reduced number of affordable homes to 10 (6 bungalows for social/affordable rent and 4 shared ownership houses).</p> <p>Public consultation was carried out on revised application until 11 February 2020.</p>
<p>May 2020</p>	<p>The HDC Project Team and the architects submitted changes to the proposals to address the environmental issues as per Policy CC1 in the Local Plan and access issues from Leicestershire County Council's Highways Department.</p>
<p>October 2020</p>	<p>Application to be considered by HDC Planning Committee on 6th October 2020 (Option One) or 3rd November 2020 (Option Two). The application will reflect the option chosen by Cabinet on 8th September.</p> <p>It is understood that the planning case officer will send the draft report and recommendations to an independent third party consultant to ensure the recommendations are robust and are in line with planning guidelines and policy.</p> <p>A representative from Platform Housing will attend the meeting and speak on behalf of the project.</p>

APPENDIX C: PROPOSED DEVELOPMENT – SITE PLAN



APPENDIX D: CHANGES MADE TO THE PROPOSALS ARISING FROM THE PLANNING APPLICATION PROCESS

Issues raised during consultations	Requested by	Response by HDC as developer
Insertion of more bungalows	Planning requirements/ residents	Scheme revised to include 10 bungalows in recognition of the demolition of 17 bungalows currently on site.
Overall loss of affordable and assisted living housing for the elderly	Residents	This has been recognised as a disbenefit for options 1 and 2. However, the Platform Housing Group (PHG) contend that the current 17 bungalows are not fit for purpose and they wish to provide a smaller number of better quality bungalows more able to be used by the disabled.
A larger community room for Naseby Square residents	Residents	In addition to investment by HDC in refurbishing the 'residents lounge' PHG have agreed further investment to remove internal walls to make it open plan, provision of a disabled toilet, and level access to a community garden.
Consolidation of 'well-trodden routes' in and out of the site	Residents & Ward Members	The proposed site layout now includes pedestrian connections with Newcombe Street, Naseby Close, and Stuart Road, albeit against Secure by Design good practice guidance and the Crime Prevention Officer's comments, which suggest reduced permeability is preferable. The proposals will very much enhance these routes by creating a safe environment through which pedestrians can pass. These routes will be surveyed by residents within the new development and appropriately lit. Whilst a pedestrian connection to Granville Street has been considered, this is outside HDC's gift as their land ownership does not directly connect with the adopted highway (they are separated by a private road).
Criticism of the Platform Housing Group (and the Council) over the treatment of elderly residents (residents have already been moved from their homes in anticipation of the development proceeding)	Residents	<p>The Council has been clear from the start that no works would begin until all affected residents found and had moved to a new home which they were happy with.</p> <p>The Council has worked with PHG on consultation and engagement where appropriate regarding the redevelopment proposals but the responsibility for Naseby tenants sit with PHG. PHG has provided dedicated staff to liaise with Naseby Close residents over the issues. The Group has undertaken regular door-to-door visits and have produced a regular newsletter about the proposals (including their plans for investing in the remaining units at the site not included in the development proposals).</p>

		The Council has been assured that all residents at Naseby Square affected by the proposed development were provided with the opportunity to move to an alternative property of their choice and all have been provided with a move-on package, tailored to meet their individual needs, and a home loss payment. All 13 households affected by this proposed demolition have now been rehomed.
Design and use of materials not in keeping with surroundings - GDP8	Ward Members	The house types adopt a traditional form, which includes pitch roofs, gables, and some flat-topped bay windows, which reflect those found on Newcombe Street. The scale of the proposals includes both single and two storey development which correspond to the surrounding context. Traditional materials have been carefully selected that respond to the surrounding context, which include a mix of red facing bricks, render and slate colour roof tiles. The proposed appearance and detailing has been derived from extensive pre-application discussions with the Local Planning Authority.
Bungalows should be at the other end of the site	Residents & Ward Members	Whilst this is feasible there would be disbenefits. <ul style="list-style-type: none"> • The new development is accessed independently, including the proposed bungalows. It will therefore make no difference where the bungalows are placed given there will be a clear separation/ boundary fence between Naseby Square and the new development. • Isolating social groups within a new development, in planning terms, is generally not seen favourably. • Given how the site 'wraps' around 85 Granville Street, it is apparent there are limitations to the extent of development that would be permitted adjacent to this property. As such, regardless of whether bungalows are located within the north portion of the site, it is likely bungalows will still remain in this location, regardless. There has been substantial discussion with the Planning Authority regarding this.
Highway issues	Highways	In response to queries raised by LCC Highways, the architect issued revised details on 3 June 2020. LCC Highways have come back with very minor kerb alignment changes that have been incorporated onto the drawings.
Parking concerns on and around the development.	Residents	Jeakins Weir issued a Construction Management Plan to the planning case officer on 13 January 2020 which addresses the management of these issues. This is standard construction practice. Jeakins Weir are members of the Considerate Constructors Scheme under which external assessors undertake visits to assess such things as these concerns, amongst many others.

<p>Construction noise, dust, and traffic</p>	<p>Residents</p>	<p>Jeakins Weir issued a Construction Management Plan to the planning case officer on 13 January 2020 which addresses the management of these issues. This is standard construction practice. Jeakins Weir are members of the Considerate Constructors Scheme under which external assessors undertake visits to assess such things as these concerns, amongst many others.</p>
<p><i>Climate Change:</i> In common with many other Local Authorities, the Council declared a Climate Emergency in June 2019 with an aim to make Harborough District Council activities as far as practical carbon neutral by 2030. The Council adopted Policy CC1 – Mitigating Climate Change.</p>	<p>Planning</p>	<p>The planning case officer advised the project team to consider various amendments to the design to respond to Policy CC1. Subsequently, the design team has modified the proposals to include triple glazing for all the new homes, external clothes drying areas for each unit, communal bicycle storage, and communal electric car charging points. These amendments have increased the costs of the development by £100k.</p>