

HARBOROUGH DISTRICT COUNCIL

REPORT TO THE CABINET MEETING OF 8<sup>th</sup> SEPTEMBER 2020

PUBLIC REPORT: Yes

EXEMPT REPORT: No

<b>Report Title</b>	Redevelopment of land at De Verdon Road, Lutterworth					
<b>KEY DECISION</b>	Yes					
<b>Report Author</b>	Karen Watling, Interim Finance & Assets Adviser					
<b>Purpose of Report</b>	<ul style="list-style-type: none"> <li>To consider the options available to the Council to redevelop land at De Verdon Road for new homes.</li> <li>To decide the preferred option.</li> </ul>					
<b>Reason for Decision</b>	<ul style="list-style-type: none"> <li>An Outline Business Case was considered and approved by Cabinet in November 2018 for the Council to develop the land for housing purposes.</li> <li>A revised Outline Business Case is now required because the estimated capital costs and income figures have changed and the decision making now needed no longer complies with the delegated authority given to the Joint Chief Executive (BJ).</li> </ul>					
<b>Portfolio (holder)</b>	<ul style="list-style-type: none"> <li>Councillor James Hallam; Finance</li> <li>Councillor Simon Whelband; Wellbeing, Communities &amp; Housing</li> </ul>					
<b>Corporate Priorities</b>	<table border="1"> <tr> <td colspan="2">YOUR COUNCIL: A safe, enterprising &amp; 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					
<b>Financial Implications</b>	<ul style="list-style-type: none"> <li>The financial implications are commercially confidential and are shown in the Outline Business Case which is attached as Appendix D to this report and which is exempt.</li> </ul>					
<b>Risk Management Implications</b>	<ul style="list-style-type: none"> <li>A detailed risk assessment is given in the exempt Outline Business Case (Appendix D). The key risks for each option described in this report are given in table 5.</li> </ul>					
<b>Environmental Implications</b>	<ul style="list-style-type: none"> <li>As a result of the planning application process, the development proposals were amended to contribute to the delivery of Council Policy – Mitigating Climate Change.</li> </ul>					
<b>Legal Implications</b>	<ul style="list-style-type: none"> <li>None</li> </ul>					
<b>Equality Implications</b>	<ul style="list-style-type: none"> <li>None</li> </ul>					
<b>Data Protection Implications</b>	<ul style="list-style-type: none"> <li>None</li> </ul>					
<b>Consultation</b>	<ul style="list-style-type: none"> <li>Option One proposals have been the subject of consultation as part of the planning application process – see Appendix A for more detail.</li> </ul>					
<b>Options</b>	<p>Cabinet are being presented with three options:</p> <ul style="list-style-type: none"> <li><b>Option One:</b> Cabinet decides to continue to develop the land as per the existing planning application for 72 homes and with a section 106 contribution made to provide a landscaped play area (LEAP) offsite. 29 units would be affordable and sold to a Registered Provider of Social</li> </ul>					

	<p>Housing with the remaining 43 units sold on the open market.</p> <ul style="list-style-type: none"> <li>• <b>Option Two:</b> Cabinet decides to develop the land, and submit a new planning application, for 67 homes and with a landscaped play area (LEAP) onsite. 27 units would be affordable and sold to a Registered Provider of Social Housing with the remaining 40 units sold on the open market.</li> <li>• <b>Option Three:</b> The Council sells its land on the open market once planning consent for the housing development is approved.</li> </ul>
<b>Background Papers</b>	<ul style="list-style-type: none"> <li>• “Land at De Verdon Road, Lutterworth: Future Options” Report to the Executive on 13 November 2018</li> </ul>
<b>Appendices</b>	<ul style="list-style-type: none"> <li>• Appendix A: Project and Planning Timelines</li> <li>• Appendix B: Option One Site Plan</li> <li>• Appendix C: Option Two Site Plan</li> <li>• Appendix D: Revised Outline Business Case (exempt)</li> </ul>
<b>Recommendations</b>	<p>Cabinet is recommended to:</p> <ol style="list-style-type: none"> <li>a) Proceed with the current planning application (for Option One) and seek approval from the Planning Committee on 6<sup>th</sup> October 2020.</li> <li>b) Agree Option Three as the preferred option and to delegate to the Chief Officer: Finance &amp; Assets the action to sell the Council’s land at De Verdon Road on the open market.</li> <li>c) Agree to fund the archaeological works required and to commence these in October 2020 thus making the land more marketable and attractive to a potential buyer and to ensure that the housing development (whether undertaken by the Council or a third party purchaser) is not delayed by these works.</li> <li>d) Recommend to Council as part of the 2021/22 budget process that the surplus capital receipt estimated to be generated from the sale of the land is used to part fund the Market Harborough leisure centre project, already in the agreed capital budget.</li> <li>e) In the case that the land does not sell within the next six months, or the sales price for the land is significantly below that estimated in the OBC, ask the Chief Officer: Finance &amp; Assets to update Cabinet on the options then available to the Council, including an updated analysis of the Council developing the housing itself (Option One).</li> </ol>

# 1. Introduction

- 1.1 The De Verdon Road project is the redevelopment for housing purposes of former allotments located in Lutterworth and owned by Harborough District Council (HDC).
- 1.2 The project has been active since March 2017 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 to the Cabinet report.
- 1.3 A revised Outline Business Case is now necessary because the proposals no longer comply in financial terms 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:** Develop the site as originally planned for 72 homes, with 29 units being affordable homes to be sold to a registered provider of social housing. A financial contribution payable through a S106 Contribution would be made for the provision of an off-site landscaped play area (LEAP). A site layout is given at Appendix B.

The next step would be 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:** Develop the site for 67 homes and provide a landscaped area for play (LEAP) onsite. 27 units would be affordable homes and would be sold to a registered provider of social housing. A site layout is given at Appendix C.

This would require a new planning application to be submitted to the local planning authority (HDC) and then (if approved by Planning Committee) a Final Business Case would need to be approved by full Council.

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

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 of 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 (Willmott Dixon), an external valuer giving a view of the market value of the Council's land at the site, a planning consultant to advise the project team on the likely acceptability of the development proposals, and Connells (the project's appointed sales agents) advising on house sale prices.
- 1.7 The revised Outline Business Case is an exempt appendix to this report because it contains confidential and commercial information relating to land values, house sales income estimates, contract prices, and contractual terms and conditions. However, large 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 for this site and the issues that Cabinet will need to consider.

## **2. The current situation at the site**

- 2.1 The site was used as an allotment by Lutterworth Town Council until 31<sup>st</sup> March 2019. It has lain fallow since that time, pending development. Replacement allotments were provided nearby on the Coventry Road, adjacent to the Fairacres site.
- 2.2 There are current issues with overgrowth and weeds growing into neighbouring gardens while the land lays fallow. There are also limitations on when the Council can cut back the growth during the bird breeding season which runs from mid-April to September annually. There will be a need for the Council to incur costs of some £12k per annum in controlling this growth if the land is not developed.
- 2.3 It is proposed to clear the vegetation from the whole site, as well as levelling the site, in preparation for the archaeological works which would commence in October.

### 3. The housing development being proposed

- 3.1 The proposals are to develop 72 (Option One) or 67 (Option Two) housing units of which 29 (Option One) or 27 (Option Two) are affordable and will be sold to a Registered Provider of Social Housing and 43 (Option One) or 40 (Option Two) units to be sold on the open market. Tables 1 and 2 below gives more detail on the units proposed to be built and Appendix B and C give site layouts.

**Table 1: Option One (72 homes) – proposed house types and tenure**

House Type	No. of beds	Tenure	Quantity
House	2	Sale	12
House	3	Sale	21
House	4	Sale	10
House	2	Affordable	20
House	3	Affordable	9

**Table 2: Option Two (67 homes) – proposed house types and tenure**

House Type	No. of beds	Tenure	Quantity
House	2	Sale	10
House	3	Sale	20
House	4	Sale	10
House	2	Affordable	18
House	3	Affordable	9

- 3.2 If Option One were chosen works would start onsite in February 2021 and would be completed in October 2022. If Option Two were chosen the corresponding dates are February 2021 and November 2022, respectively.
- 3.3 Option One was recommended for approval at the Planning Committee held on 14th January 2020. The decision was deferred and recorded in the minutes as follows: “*That the application be DEFERRED as the Committee wished consideration to be given to a revised layout comprising a reduction in the number of dwellings on site, lowering the density to below 30 dwellings per hectare, an increase in public open space on site including provision of young persons’ play equipment, and further exploration of a footpath link to Gibson Way.*”
- 3.4 Option Two has consequentially been prepared by the design team to address the concerns that were expressed at the Planning Committee. This has not been submitted to the local planning authority. This option is considerably less financially viable than Option One and is not, on the basis of value for money, affordability, and the non-financial benefits obtained, being recommended in this Outline Business Case.
- 3.5 A planning consultant has been appointed, following competitive bids. He has reviewed the scheme on behalf of the Council as the developer and provided an enhanced planning statement supporting Option One. In the event that this option is agreed by Cabinet and re-presented to the Planning Committee, HDC will be represented by the planning consultant.

3.6 The Consultant makes the following summary conclusions with regards to the Option One proposals:

- The Proposed Development is clearly acceptable in principle and it is only the issues identified above that the Council's Planning Committee has raised as of concern.
- With regard to density, the Proposed Development seeks to maximise and optimise the development at the site in accordance with local and national policy whilst ensuring that it does not adversely affect the character of the area or cause other unacceptable impacts.
- The density at 35 dwellings per hectare is broadly consistent with the surrounding development (Leader Farm site 31 dwellings per hectare) and is within the net average density proposed for other residential schemes within Lutterworth and utilised to inform Policy H5. For example, the Local Plan (paragraph 15.2.11) proposes a net density of 38 dwellings per hectare for the Strategic Development Area of east Lutterworth.
- The site is in a very sustainable location with services and facilities all accessible by walking or cycling. No unacceptable impacts have been identified with regard to the level of parking provision, highways or with residential amenity (which could be negative impacts of a density that is too high). The housing mix has been identified as acceptable and no concern has been raised with design or its impact on the character of the area (other than a generic density concern).
- Further, the density is a result of the Council's desire to propose a greater number of smaller units, which is wholly in keeping with the requirements of Policy H5 for residential development, in an attempt to meet up to date housing mix needs.
- The density is perfectly suitable and acceptable for the Site and wholly consistent with the relevant policies of the development plan in this regard.
- Policy does not dictate that on-site open space includes young persons' provision and, in fact, allows off-site contributions which is the proposal here. As such, the Proposed Development is wholly consistent with the relevant policies of the development plan in this regard.
- Similarly, policy does not dictate that a foot and cycle link is provided to Gibson Way. Such a link may provide a short route to the local schools but is not required to make the Proposed Development acceptable given that the proposed route is within comfortable walking distance. As such, the Proposed Development is wholly consistent with the relevant policies of the development plan in this regard. It should also be noted that a link to Gibson Way is also undeliverable as it involves land outside the ownership of HDC; the effect of requiring such a link would be to prevent the delivery of the Proposed Development.

- There are no technical reasons which indicate that the Proposed Development should not be granted planning permission.

## **4. The Strategic Case for the housing development**

4.1 The key drivers for an investment in the De Verdon Road project are to satisfy the Council's Corporate Delivery Plan, Critical Outcome (CO) 3 "Enable Delivery of Quality Homes for All" and CO 8 "Deliver Financial Sustainability for the Future".

4.2 The Non-financial benefits comprise:

- 72 (Option One) or 67 (Option Two) new additional homes built on the site.
- The homes will be smaller than many located in and around Lutterworth and therefore are likely to be attractive to first time buyers and will be eligible for the government's new Help to Buy scheme.
- The Council will comply with the National Planning Policy Framework (NPPF) (paragraph 61) requires local planning authorities to set policies to meet affordable housing need in order to help create sustainable, inclusive and mixed communities.
- The project will develop unsightly waste ground that was formerly used as an allotment.
- HDC will have nomination rights over the 29 (Option 1) or 27 (Option 2) homes to be built for a Registered Provider of Social Housing enabling access to quality and affordable homes for households on the Council's housing register.

4.3 The needs addressed by the 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.
- The majority of sales in Lutterworth during the last year were detached properties, selling for an average price of £322,830 (Rightmove).

### **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 a new build semi-detached house in Harborough in December 2019 (UKHousePriceIndex).
- The average price for new 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.

## 5. Options Appraisal

### 5.1 Overall evaluation

#### **Option One: the Council builds 72 homes on the site**



- This is estimated to be a financially viable option generating a larger surplus capital receipt (i.e. net income from the house sales) as compared to Options Two and Three. The independent Quantity Surveyor, AA Projects, has advised that the capital construction estimates are robust for this stage of the process. However, there is the risk that the costs may increase before a fixed and final cost is agreed.
- Option One however requires funding from the revenue budget of £380k to pay for the interest costs arising from the temporary borrowing required. The Council's general fund budget is under extreme stress and significant savings are required in the medium term to reduce expenditure down to balance to estimated resource levels. Adding expenditure into the revenue budget will require compensatory savings elsewhere.
- Option One has the advantage over Option Three in that the development of the land remains in the control of the Council. The Council will be in a position to start the construction of this scheme in February 2021 (with estimated completion in October 2022) whereas if the land is sold there is no certainty of when the homes would be built.
- The implementation of this option is dependent on it being granted a planning consent. A planning consultant has been appointed and his advice on how Option One complies with the Local Plan is summarised in section 3 of this report.
- Ultimately however, if this option is pursued, the commercial risks, and potential rewards, of developing and selling homes would remain with the Council.

#### **Option Two: the Council builds 67 homes and provides a LEAP on the site**

- Whilst this is estimated to be a financially viable scheme, it will deliver less surplus capital receipt than Options One and Three. In addition, the costs are not as robust as those given for Option One as it is currently at a less detailed stage of design (RIBA stage 3 instead of RIBA stage 4). There is a risk that once final costs are known the scheme could be financially unviable.
- In addition, the option would require funding from the Council's general fund budget of £842k to pay for the interest costs arising from the temporary borrowing required and for the abortive fees for designing Option One, as well as £12k per annum for the maintenance of the landscaped play area (LEAP).
- This option shares the advantage mentioned above for Option One of keeping the control of the development in the hands of the Council.

#### **Option Three: sell the land to another 3<sup>rd</sup> party on the open market**

- The value of the land, assuming it is sold for housing purposes, has been recently received from an independent valuer. The sale would generate a significant surplus capital receipt.

- This option has no adverse impact on the Council's revenue budget.
- In selling the land the Council would lose its control over the development, apart from the approval any developer would need from the Council as the local planning authority. There are no guarantees that any purchaser would develop the land quickly or provide as many affordable homes. The Council can include sale conditions, such as the requirement to provide a certain amount of affordable housing, however such conditions may reduce the number and value of offers received by the Council.

## 5.2 Recommendations

The officer Project Team recommend that Option Two is not pursued as it is a marginal scheme in terms of financial viability and has a significant adverse impact on the Council's revenue budget.

It recommends Option Three as the preferred option with Option One being a "fall back" position if the Council cannot sell the land in a timely fashion and at the price indicated in the recent land valuation.

The project team makes this recommendation on the basis that the Council has significant pressures on its revenue budget and is unlikely to be able to afford the interest costs that would be incurred in funding the housing development during the construction phase.

Whilst the value of the estimated surplus capital receipt is significantly higher in Option One than in Option Three the Council, in pursuing Option One, would take on all the potential risks, (and the potential rewards), of the commercial housing development in a very uncertain time and at a point where the Council is facing significant financial pressures.

A further recommendation is that it would be preferable to commence the archaeological works that are needed at the site immediately after a planning consent is granted in order to make the land more marketable on the open market.

## APPENDIX A: PROJECT AND PLANNING TIMELINES

**Table 1: Timeline of key project decisions**

<b>March 2017</b>	<p>Executive agreed to extend Lutterworth Town Council's lease for the De Verdon Road allotments until December 2018.</p> <p>The report also identified the medium term options for the site as follows, and that these would form the basis of a future report:</p> <ul style="list-style-type: none"> <li>• Sale of the site with vacant possession, or</li> <li>• Redevelopment of the site by HDC or by HDC in partnership, for example, with a private sector partner or a housing association.</li> </ul>
<b>November 2018</b>	<p>Executive agreed to formally declare the land surplus to requirements for the purpose for which it was originally held under Housing powers and approved the appropriation of the land to the Council's general fund account for planning purposes under s.122 of the Local Government Act 1972.</p> <p>The original Outline Business Case (OBC) to develop the land for housing was approved. An initial assessment was undertaken based on market sales for the development of a 72 unit scheme.</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 &amp; Assets, and subject to the Final Business Case being within the agreed funding, to:</p> <ul style="list-style-type: none"> <li>• Complete the contractual arrangements under the SCAPE national framework with Willmott Dixon Ltd to allow design development.</li> <li>• Submit a Planning Application for the development.</li> <li>• Finalise and complete a section 106 Agreement.</li> <li>• Appoint a suitable residential estate agent.</li> <li>• Ensure any VAT implications are resolved.</li> </ul>

**Table 2: Timeline of the planning application**

<b>May 2019</b>	A Planning Application was submitted on 24 May 2019 for a 72 unit scheme.
<b>May 2019</b>	The application was validated on 31 May 2019 ( <a href="#">19/00853/FUL</a> ). Public consultation on the proposals was carried out for 6 weeks until 12 July 2019.
<b>July 2019</b>	Further information submitted to the planning case officer on the existing Facilities Plan and justification for offsite contribution in lieu of onsite provision of LEAP - setting out locations of existing facilities in close proximity to site.
<b>August 2019</b>	<p>Site Plan updated following LCC Highways comments:</p> <ul style="list-style-type: none"> <li>• Private drive link to plots 42 and 43 amended to prevent through route.</li> <li>• Plot 25, 40, 41, 52 driveway amended to improve proximity of car parking to entrance door.</li> <li>• Road turning heads amended to ensure Highways compliant.</li> <li>• Inclusion of speed control table fronting plots 7 and 8.</li> <li>• Speed control table fronting plots 15 and 16 amended to avoid clash with driveways.</li> <li>• Parking spaces amended and illustrated as 5.5x2.4m.</li> <li>• Plots 40-42 and 51-52 repositioned to accommodate revised parking. Rear patios decreased in size.</li> </ul>
<b>September 2019</b>	House Type D internal layout amended (ground and first floor).

<b>October 2019</b>	All house type elevations amended to lower eaves by 300mm and reduce first floor ceiling heights. Window head details over first floor windows omitted.
<b>December 2019</b>	<p>Materials Plan amended to include charcoal brick edging to whole perimeter of tarmac driveways (initially shown just to highway edge).</p> <p>House Type D (Plots 69 and 70) internal layout and elevations amended to reduce the number of primary windows on the first floor rear elevation, to mitigate overlooking of existing dwelling on Cunningham Drive.</p>
<b>January 2020</b>	<p>Site Plan updated following Case Officer comments. Plots 69 and 70 relocated half a metre west to mitigate overlooking of existing dwelling on Cunningham Drive. Nominal amendments to rear patios.</p> <p>A revised site access plan, requested by Leicestershire County Council, was submitted, covering the following matters</p> <ul style="list-style-type: none"> <li>• Installing a type NNP1 non-pedestrian refuge.</li> <li>• Dimensions of the proposed right turn lanes and proposed carriageway alterations.</li> <li>• No indication of a kerb radii at the proposed junction.</li> <li>• Grass verge should be at a minimum of 1m wide, currently shown as 0.5m wide, may raise maintenance issues.</li> <li>• Proposed location of a guardian angel and sign.</li> </ul> <p>The application was recommended for approval at the Planning Committee meeting held on 14 January 2020. However, the Committee deferred the decision, due to concerns about density and no outdoor play areas.</p> <p>Modified plans were subsequently drawn up by the officer project team but have not yet been formally submitted to the planning case officer.</p>
<b>October 2020</b>	Anticipated date that Planning Committee will consider the application submitted for Option One, if agreed by Cabinet.

# APPENDIX B: OPTION ONE SITE PLAN

Proposed Site Plan | Scale: 1:500

## Key

- Application site boundary
- Proposed Housing (Private)
- Proposed Housing (Shared Ownership)
- Proposed Housing (Affordable Rent)
- Existing Surrounding Buildings
- Private Rear Garden Area
- Public Open / Green Space
- Principal Highway / Road
- Private Drive
- Car Parking Spaces
- Pedestrian Footpaths
- Existing Tree Planting (approximate location)
- Existing Tree Removed (indicated by a slash through the symbol)
- Proposed Tree Planting (indicated by a slash through the symbol)
- Proposed Hedge / Shrub Planting (indicated by a slash through the symbol)
- House types - Primary Point of Access
- Primary Site Access
- Windows to side elevation

## Accommodation Schedule

House Type	Unit Type	No. of Units
Type A	2B4P	6no.
Type B	2B4P	6no.
Type C	3B5P	10no.
Type D	3B5P	4no.
Type E	3B5P	3no.
Type F	3B5P	4no.
Type G	4B6P	3no.
Type H	4B6P	2no.
Type I	4B6P	2no.
Type J	4B7P	1no.
<b>Sub-Total</b>		<b>49no.</b>

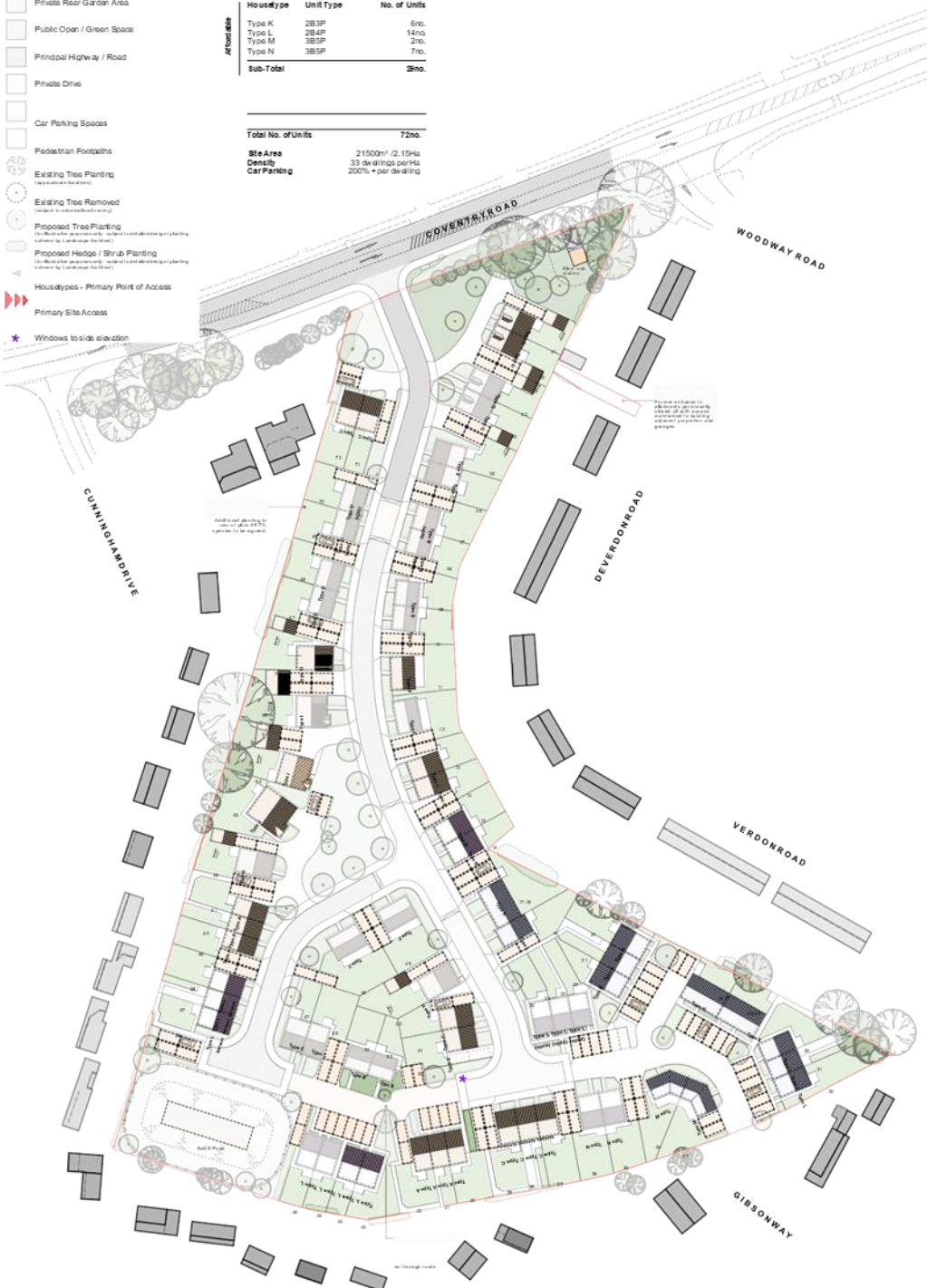
House Type	Unit Type	No. of Units
Type K	2B3P	6no.
Type L	2B4P	14no.
Type M	3B5P	2no.
Type N	3B5P	7no.
<b>Sub-Total</b>		<b>29no.</b>

**Total No. of Units** 79no.

**Site Area** 21500m<sup>2</sup> (2.15Ha)

**Density** 33 dwellings per Ha

**Car Parking** 200% + per dwelling



Disclaimer: The architect shall not be responsible for any errors or omissions in this plan, and shall not be liable for any loss or damage caused by its use. The architect shall not be responsible for any loss or damage caused by its use. The architect shall not be responsible for any loss or damage caused by its use.

Rev: 01 Date: 01/01/2022  
 Rev: 02 Date: 01/01/2022  
 Rev: 03 Date: 01/01/2022

Harborough District Council  
 Proposed Residential Development  
 Coventry Road / De Verdon Road,  
 Lutterworth, Leicestershire

Proposed Site Plan

**Preliminary**

Scale: 1:500  
 Date: 01/01/2022  
 Rev: 01

**V222 BRP-00-00-D-A-0101-P03**

# APPENDIX C: OPTION TWO SITE PLAN

Proposed Site Plan | Scale: 1:500

- Key**
- Application site boundary
  - Proposed Housing (Private)
  - Proposed Housing (Shared Ownership)
  - Proposed Housing (Affordable Rent)
  - Existing Surrounding Buildings
  - Private Rear Garden Area
  - Public Open / Green Space
  - Principal Highway / Road
  - Private Drive / Informal Highway
  - Raised Table
  - Car Parking Spaces
  - Pedestrian Footpaths
  - Existing Tree Planting (approximate locations)
  - Existing Tree Removed (subject to arboricultural survey)
  - Proposed Tree Planting (for illustrative purposes only; subject to detailed design; planting scheme by Landscape Architects)
  - Proposed Hedge / Strub Planting (for illustrative purposes only; subject to detailed design; planting scheme by Landscape Architects)
  - Primary Site Access
  - Windows to site elevation

**Accommodation Schedule**

House Type	Unit Type	No. of Units
Type A	2B4P	6no.
Type B	2B4P	4no.
Type C	3B5P	11no.
Type D	3B5P	4no.
Type E	3B5P	2no.
Type F	3B5P	3no.
Type G	4B6P	4no.
Type H	4B6P	3no.
Type I	4B6P	2no.
Type J	4B7P	1no.
<b>Sub-Total</b>		<b>40no.</b>

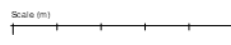
House Type	Unit Type	No. of Units
Type K	2B3P	6no.
Type L	2B4P	12no.
Type M	3B5P	2no.
Type N	3B5P	7no.
<b>Sub-Total</b>		<b>27no.</b>

**Total No. of Units** 67no.

**Site Area** 21500m<sup>2</sup> / 2.15Ha

**Density** 32 dwellings per Ha

**Car Parking** 200% + per dwelling



Disclaimer: The applicant is deemed to be responsible for ensuring that the information provided in this document and its design complies with all applicable laws, regulations, codes of practice, and standards. The applicant is advised to consult with the relevant authorities and professionals to ensure compliance. The information is provided for illustrative purposes only and is subject to change without notice.

**Revision Table**

Rev.	Date	Drawn	Check
01	20/10/2023	J. Smith	M. Jones
02	28/10/2023	J. Smith	M. Jones
03	28/10/2023	J. Smith	M. Jones
04	28/10/2023	J. Smith	M. Jones

