

# Planning & Development Case Study

► In January 2016, our planning and development team was instructed by a client to promote a four-acre parcel of land for residential development in South Kilworth, Leicestershire.

South Kilworth is located approximately 4.3 miles east of Lutterworth and 9.7 miles west of Market Harborough.

The village was identified by Harborough District Council in the adopted Core Strategy as a 'Selected Rural Village', therefore suitable for residential development at a scale in keeping with the existing character.

Through the teams understanding of the local planning policy and assessment of Harborough District Council's strategy for the delivery of new homes in the district, we were able to identify the site's planning and development potential and discuss the options with the client.

## THE OBJECTIVE

In acting for our client, the objective was to put forward a suitable and sympathetic development proposal, which maximised the site value and minimised the risk and upfront costs to the landowners. The application was drawn up to present a high-quality development, which was sympathetic to its location and the existing character of the village.

## THE PROCESS

Pre-application discussions were held with Harborough District Council Planning Officers and the formal response was reviewed before our planning team provided the client with a formal recommendation, including the costs and timescales involved. Having reviewed the evidence and supporting information (including a viability appraisal and potential site value) the client formally instructed us to prepare an outline planning application for the development of 25 dwellings. We discussed the site with the relevant external consultants relating to highways, drainage, ecology, landscape and archaeology and brought on board highly qualified professionals for each area to assist in drawing up the application. The relevant survey work was undertaken and supporting reports drafted to aid the preparation of an illustrative layout. A meeting was held with South Kilworth Parish Council and the proposal was presented to allow for any feedback to be used in preparing the planning application. Our planning team managed the planning application process,



An illustrative layout of the proposed development

including preparing and submitting the application to Harborough District Council and followed it through the determination process to obtaining a planning decision.

## THE RESULT

On behalf of our client we successfully obtained a Recommendation for Approval from the planning officer and Harborough District Council who granted planning permission for 25 dwellings in September 2016 at a meeting of the Planning Committee.

The planning team assisted with the S106 Agreement and formally obtained the Decision Notice early in 2017, before placing the site on the open market in the Summer of 2017

as a development opportunity with planning permission.

The formal marketing included direct approaches to developers, marketing in the form of press releases and adverts in the Leicestershire Builder magazine, on our website and on RightMove.

We received several offers for the site, which we reviewed with the client and the site was sold in 2018.

If you need any help or guidance regarding a planning or development project please get in touch with us on **01858 439090** or alternatively you can find more information here <https://www.andrewgranger.co.uk/planning-development/>.

► Our **planning team** managed the planning application process, including preparing and submitting the application to Harborough District Council

