

Housing Growth

Report published October 2011

Last update January 2014

	Recommendation	Stage	Complete
5	<p>That the Director of City Development considers whether, through the SHLAA partnership or other mechanism, developers can be encouraged through incentives to deliver on sites where planning approvals have been granted and there are no technical reasons for these not to be progressed.</p>		
	<p><u>September 2014 update</u> Significant challenge was given to housebuilders through the 2014 SHLAA Partnership Update on output from sites and viability of brownfield sites through some sample sites where viability evidence was produced through the District Valuer - no agreement was reached through this process. The viability evidence has been used in appeals to justify the Council's 5 year housing land supply position.</p> <p>Work continues with developers on individual sites looking at and testing viability evidence and seeking to bring sites forward in an improving market. Work is now on site at Wharfedale Hospital, Otley and Fountains Street, Morley. Other viability cases have been looked at and approvals given at St Michaels College, Little Woodhouse; Pollard Lane, Bramley to complete a half- finished and stalled brownfield site; East Park Road, Burmantofts for a 100% affordable housing scheme for family housing for the City Council; and Whitebridge Primary School, Halton. Brownfield schemes currently being considered by Panels where viability is an issue are a McCarthy and Stone sheltered housing scheme at Roundhay (on an existing office site) and the Former Upper Wortley Primary School in Leeds 12 (involving a listed building).</p> <p>The CIL rate is to be set soon having been through Examination and is based on viability evidence – its introduction in April 2015 together with the inclusion of affordable housing rates within the adopted Core Strategy should result in greater certainty for developers and reduce negotiations about viability in most cases.</p> <p><i><u>Formal Response from Executive Board November 2011</u></i> Agreed</p> <p><i><u>Position March 2012</u></i> The Council has introduced an interim affordable housing policy, reflecting scheme viability in the current housing market. The policy is time limited as an incentive to early delivery. Consistent with national guidance the Council is willing to reconsider S106 obligations more generally where viability can be demonstrated to be holding back development.</p>	<p>2 (achieved)</p>	

	<p><u>Position October 2012</u> <i>City Development will continue to work with developers on individual housing sites to resolve detailed planning issues to help bring them forward for development.</i></p> <p><i>The Scrutiny Board decided to continue monitoring the recommendation and asked the Principal Scrutiny Adviser to write to the Director of City Development seeking information on the take up of government incentives to progress brownfield sites in the city for redevelopment.</i></p> <p><u>Position January 2014</u> <i>City Development continue to work with developers and land owners to improve the prospects of delivery through the timing on implementation of permissions, flexibility in the timing or amount of Section 106 agreements, considering viability cases and working to see if viable and deliverable schemes can be progressed. Recent examples include Taylor Wimpey city centre site at Globe Road/ Whitehall Road considered positively through Plans Panel; planning permission at Wharfedale Hospital site in Otley (reduced Section 106 ask supported by viability case to enable refurbishment and redevelopment of important heritage site which has been unused for some years); negotiations with Jones Homes over Section 106 at Fountain Street, Morley to bring forward an acceptable scheme on a brownfield site in the Conservation Area; and working with CLG on stalled site at Woodside Quarry by the appointment of a mediator to work with both parties to see if a viable and deliverable solution can be brokered.</i></p>		
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