
Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 13th July 2017

Subject: 15/07108/OT – Outline Application for residential re-development consisting of up to 57 units at the Former Civil Service Sports Association Ground, Newton Road, Potternewton, Leeds

APPLICANT

Rahon Property
Development Ltd

DATE VALID

26/11/2015

TARGET DATE

10/07/2017 (Ext of Time
Agreement)

Electoral Wards Affected:

Chapel Allerton

☐ Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: DEFER and DELEGATE approval to the Chief Planning Officer subject to the following conditions and the prior completion of a section 106 Agreement to cover the following:

- Provision of 2 No. affordable housing units
- On site green space to be made available and maintained by developer and retained for the lifetime of the development
- A contribution either financial or in kind to compensate for the loss of the Sport Pitch use of the site Financial contribution to equal £175,000 or a package of services and works to that same amount
- Sustainable Travel Fund Contribution in the sum of £27,431.25
- Travel Plan monitoring Fee

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

- 1 Time limit on outline permission
- 2 Approval of Details relating to Matters Reserved
- 3 Submission of Reserved Matters
- 4 Standard Plans Reference
- 5 Submission of materials
- 6 Maximum gradient access and driveways
- 7 Travel Plan
- 8 Cycle/motorcycle facilities
- 9 Provision for contractor during construction
- 10 Protection of existing trees on site
- 11 Adoption of Highway
- 12 Bat roosting and bird nesting plan and survey
- 13 Revised and updated Land Contamination reports
- 14 Materials to be used in re-instatement of wall to be those removed to create new access point
- 15 No more than 57 dwelling units
- 16 Replacement of trees/hedges/bushes

1.0 INTRODUCTION

- 1.1 This application is brought to Plans Panel as the site is presently a Protected Playing Pitch and the proposed development therefore conflicts with the adopted Local Plan. Accordingly as the proposal represents a significant departure from the development plan and consequently under the scheme of delegation is required to be reported to Plans Panel.

2.0 PROPOSAL

- 2.1 The proposal is in Outline with the principle of development and the means of access being the only matter to be determined as part of this proposal. All other matters relating to the appearance of the development, landscaping, the layout of the development (please note the comment at 2.2 below) and scale of buildings is reserved for later submission and consideration.
- 2.2 The proposal is for the residential redevelopment of the former Civil Service sports Ground at Newton Road in Chapel Allerton. Through negotiations with officers the limit on the number of units to be approved is set at a maximum level of 57 and this has been demonstrated as being achievable through the submission of an indicative layout.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is broadly triangular in shape with access from Newton Road. To the west is the Sikh centre that front Chapeltown Road to the north lies Chapel Allerton hospital and beyond Newton Road to the east lies traditional semi-detached dwellings. Brandon Crescent a small development of residential properties lies on the sites south eastern boundary.
- 3.2 The site is vacant and the former Civil Service buildings that formed the club house and ancillary accommodation have been demolished. This was situated in the southernmost part of the site near to the vehicular access to the site. To the north east of this former building is the hard standing that formed the car park for the site and the remainder of the site north of this car park was dominated by the sports pitch itself. The site is now cleared and becoming overgrown with hard standing

where the original car park and buildings were located near to the existing access point. There has been no additional site clearance undertaken other than the removal of the former building on the site.

- 3.3 The site is bound on the Newton Road frontage by a high brick wall that contributes towards the character of the area with a belt of mature trees within the site boundary running the length of this wall. There is also mature tree planting along the north eastern part of the north boundary and along the entire length of the western boundary.
- 3.4 The north-west corner of the site lies adjacent to the Chapeltown Conservation Area.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/07929/FU – Laying out of access road and erection of 3 storey building, comprising medical practice, with 26 key worker flats, with car parking and outline application to erect 3 storey 80 bed nursing home and 3 detached assisted living blocks, with car parking – Withdrawn – 24/04/2008
- 4.2 08/04668/FU - Outline application to erect 3 storey 80 bed nursing home and 3 detached three storey assisted living blocks and car parking "Phase 2" AND Reserved Matters relating to laying out of access and erection of 3 storey building, comprising health centre, pharmacy, with 14 flats and car parking "Phase 1". – Approved 04/08/2008
- 4.3 13/01426/EXT - Extension of time for planning application 08/04668/FU - Outline application to erect 3 storey 80 bed nursing home and 3 detached three storey assisted living blocks and car parking "Phase 2" AND Reserved Matters relating to laying out of access and erection of 3 storey building, comprising health centre, pharmacy, with 14 flats and car parking "Phase 1". – Approved 07/07/2014

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Prior to the submission of the application a pre-application submission was made where the advice given to the prospective developer that confirmed that subject to compensatory provision being made for the loss of the playing pitch, that broadly speaking, the principle of the redevelopment of this site is considered acceptable. It lies in what is considered to be a sustainable location and subject to the constraints identified, and the provision of open space, the requirements of the SPG Neighbourhoods for Living, the retention of the mature treed boundary residential development is acceptable.
- 5.2 Whilst the pre-application advice had been given it was on the understanding that the submitted details were insufficient to confirm exactly how much development the site could accommodate. Since the submission of the application for planning permission much of the discussions with the applicants centred around the indicative layout as whilst the applicant was seeking permission in outline only with only the means of access to be determined the level of development shown on that indicative layout and its form was considered inappropriate. The developer wanted to achieve 57 units on the site and so the indicative layout was altered so that it reflected the aspirations of the Council in terms of making provision on site of greenspace whilst at the same time respecting the minimum standards in Neighbourhoods for Living and meeting the developers aspirations of 57 units.

- 5.3 Whilst the indicative layout does not form a formal part of the consideration of this application it is important in that it indicates that the level of development desired by the applicant is achievable.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application has been advertised by site notice and newspaper advert. The time for comment expired on 8th January 2016. As a result of this publicity six letters of objection were received. Comments made are:

- Adverse impact on existing community
- Highway safety
- Loss of privacy
- Tenure of properties in question
- Pointless to knock down part of a listed wall and destroy a couple of trees
- A money making exercise
- Impact on wildlife
- Impact on trees internal to the site
- Additional car parking
- Drainage and potential for additional flooding
- Location of access unsuitable
- Potential for flooding
- Decrease value of existing properties

- 6.2 Two of the comments received acknowledge that the site is overdue for development.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Contaminated Land: Comment that the report is old and potentially out of date however as this is an outline application with all matters reserved apart from means of access a condition is appropriate to require a more up-to-date report to form part of the Reserved Matters submission once the layout is more formalised and the exact locations of buildings, roads, open space and gardens is known.

- 7.2 Sport England: Have a holding objection as at the time of the submission there were no specific mitigation measure for the loss of the Sports Pitch – However the site is such that it has been unused for a period exceeding 10 years and as such Sports England are no longer a Statutory Consultee and therefore the Local Authority can give what weight is deemed appropriate to their advice in much the same way as any other consultee in weighing 'in the balance' their comments.

- 7.3 Flood Risk Management: Have no objections to the proposal subject to the imposition of conditions controlling the drainage scheme. An assessment has been made on the basis of the information supplied and FRM are of the opinion that the scheme could even, on balance, reduce flood risk locally. This is because the site presently allows approximately 35L/s runoff which is un-attenuated. The scheme allows for 391 M³ of onsite storage of surface water and proposes a maximum rate of surface water discharge, post development, of 4L/s. The conditions recommend will seek to achieve this as a maximum.

- 7.4 Nature Conservation: No objections subject to a condition requiring a plan to be submitted regarding bat and bird roosting/nesting opportunities.

- 7.5 Conservation: No comment
- 7.6 Landscape: Recommends trees are protected during construction period and the submission of a Landscape Management Plan. The detailed landscaping is covered by one of the outstanding Reserved Matters and so this will be dealt with in more detail at that stage.
- 7.7 Forward Plans: Revised indicative layout demonstrates that sufficient green space can be provided for the number of units desired by the developer.
- 7.8 Coal Authority: No objection and it is considered that the proposal complies with Policy MINERALS 3 of the Leeds Natural Resources and Waste Local Plan.
- 7.9 Highways: No objection in principle to use of site for residential purposes. Access point is in a similar position of the early scheme for the mixed use development and archives the necessary visibility splays along Newton Road. Subject to conditions there are no objections directly relevant to the matters under consideration.
- 7.10 Yorkshire Water: No objections subject to conditions.
- 7.11 Combined Authority: No objections subject to a contribution towards sustainable travel fund.

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006), the Natural Resources and Waste Development Plan Document (2013) and any made neighbourhood plans.

Local Planning Policy

- 8.2 The most relevant Core Strategy policies are outlined below:

Spatial Policy 1	Location of Development
Spatial Policy 7	Distribution of housing land and allocations
Policy H2	New housing on non-allocated sites
Policy P10	Design
Policy P11	Conservation
Policy P12	Protection of Leeds townscape and landscape
Policy T2	Accessibility Requirements and New Development
Policy G4	Greenspace Provision
Policy G8	Protection of important species and habitats
Policy G8	Biodiversity Improvements

- 8.2 The site is identified as a potential housing site on the emerging Site Allocations Plan (SAP).
- 8.3 Policy MINERALS 3 of the Leeds Natural Resources and Waste Local Plan
- 8.4 Of the UDPR the following policies are considered relevant:

GP5 – Matters of detail to be dealt with at planning application stage
BD5 – New developments should have regards to both their own and existing/neighbouring developments amenity.
N6 – Protected Playing Pitch

National Planning Policy Framework

- 8.5 This document sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system and strongly promotes good design.

9.0 MAIN ISSUES

- 9.1 The main issues are:

- Principle of Development
- Highway matters
- Trees
- Affordable Housing
- Matters Raised by Objectors
- Internal Space Standards
- CIL Liability

10.0 APPRAISAL

Principle of Development:

- 10.1 In simple land use terms the development lies in a part of the city that to the south and west is predominantly residential in nature and this use would extend that predominant land use into the site area.
- 10.2 Under Policy N6 the site is allocated on the UDPR as a protected Playing Pitch and whilst this use has not been active on the site for a considerable period of time, which is believed to be in excess of ten years, the allocation still stands. Thus there is a presumption against the loss of this as a facility unless there is an adequate compensatory package in place that will replace the facility or contribute to an existing facility that when improved will equal that of the loss of the pitch on site.
- 10.3 A financial contribution of £175,000 is on offer to help compensate for the loss of the sports pitch. A need to improve the facilities at the Caribbean Cricket Club off Scott Hall Road has been identified and it is proposed that this contribution be put towards that site which will allow wider use of the cricket club facilities by the wider community. However, the sum on offer is insufficient to carry out all the necessary works to bring the Cricket Club to a standard considered necessary and so it has been suggested by The Ward Councillor that the developers makes their contribution “in-kind” by offering services, labour and materials at cost thereby increasing the value of the contribution towards the improvements of the Cricket Club. To this end officers are in the process of setting up a working party with colleagues in the Parks and Countryside division to explore the feasibility of this approach. It is anticipated that the planning permission, should it be granted will, through the Sec. 106 process, facilitate this and if found to be feasible the scheme

will be project managed by this working party and overseen by officers from Parks and Countryside.

- 10.4 Subject to the financial contribution or the implementation of a scheme for compensatory improvements to the Caribbean Cricket Club it is considered that residential development of this site would be acceptable.
- 10.5 It should also be noted that the Site Allocations Plan identifies this site as a potential housing site. The Site Allocations Plan was formally submitted to the Secretary of State for Communities and Local Government on 5th May 2017. This means that it is now in the examination period (which is a continuous process running from the date of submission through to the receipt of the appointed Planning Inspectors Report). As such it is highly advanced and has material weight in considering planning applications.

Highway Matters:

- 10.6 The application is seeking means of access to be approved only and to this end it is considered that the location and geometry of the proposed means of access is satisfactory. Any detailed comments made in respect of the indicative layout are useful advice to help guide the developers when the Reserved Matters submissions are made, however that it has been demonstrated that the requisite number of units can be accommodated on site and adequate car parking provision also made along with other policy requirements there is no additional consideration required at this stage to these matters.
- 10.7 Issues regarding traffic generation and additional on street car parking have been considered and the amount of development proposed for the site is considered suitable for the road network to accommodate the additional traffic flows to and from it. In terms of impact on the levels of on-street parking, particularly in Newton Road, as long as the final approved layout which will be determined at the Reserved Matters Stage meets or exceeds the Councils minimum standards for car parking the impact on Newton Road should be neutral.

Trees:

- 10.8 Part of the negotiations undertaken with the agent upon submission of the outline application revolved around the indicative layout as it became apparent at an early stage that the figure of 57 units is a key aspect to the development of the site from the developer's perspective. Given the maturity of the trees and the positive contribution they make to the character of the locality it is considered vital that they be retained as much as possible in order to maintain this character. Newton Road is dominated on this side of the carriageway by the high brick wall and the taller trees that sit behind it. Other similarly mature trees on the site help to screen the adjoining developments and so are important for that function and that they will contribute positively to the character of the site once developed. To this end discussions were held with the agents in order that officers could be confident that the trees could be retained whilst still accommodating the other policy requirements of the Core Strategy and the developer's aspirations of 57 Units. On the basis of the currently submitted indicative layout is considered that subject to adequate tree protection measures that the scheme is acceptable and the site capable of accommodating 57 units.

Affordable Housing:

- 10.9 The Core Strategy Policy requirements for affordable housing for the scale of the development proposed equals 9 units. This is in addition to the other policy requirements key of which is the compensatory provision for the loss of the playing pitch. The applicant has submitted a viability appraisal which has been checked and verified by the District Valuer and it is agreed with the developers that the site can only deliver 2 units of affordable housing equivalent to 2 No. 3 bed shared ownership units. The letter from the DV is attached to the end of this report for information.
- 10.10 The District Valuer disagreed with the applicants' viability appraisal. The principal reason related to the applicant claiming there are £790,000 of abnormal costs included in their build costs. They have not supplied a breakdown of the abnormal costs in relation to this site, nor have they supplied any justification for the requirement of these costs. The District Valuer has therefore not included these costs in their appraisal.
- 10.11 The District Valuer concluded that the scheme can achieve a market related profit of 17.5% on gross development value, whilst at the same time delivering 2 affordable homes, 3.51% of the total number of scheme dwellings. The development can also fund a Section 106 contribution of £175,000 for a playing field contribution and a CIL payment of £211,815. A copy of the District Valuer's advice is attached to this report. The applicant has amended their proposal so that that the composition of the development accords with the advice given.
- 10.12 A representative from the District Valuer's office will be in attendance at Plans Panel to respond to any questions Members may have in regards to this matter.

Matters Raised by Objectors:

- 10.13 Matters not covered in the main body of the report but raised by objectors are discussed below:
- 10.14 Impact on existing community: Comment made in this vein appear to be motivated by the intentions of the developer to rent out the properties in the scheme rather than offer them on the open market for sale. The tenure of the development is not a material planning consideration in this respect.
- 10.15 Loss of Privacy: This is a material consideration, however as the submitted layout is indicative only and will not be approved through the granting of this permission it is not the remit of this determination to analyse in detail this aspect. However, and notwithstanding this, officers are confident that the layout does represent a scheme that will protect the amenity of occupiers of existing residential properties in the area. Detailed consideration will be given to this aspect once the Reserved Matters covering the siting of buildings is made for determination.
- 10.16 Demolition of Wall: The wall is not a listed structure but is a feature of the road that is sought to be retained. It provides an element of the street scene that is key to the character of this part of Newton Road and will provide clear defensible space for future occupiers of the development. The creation of a gap within the wall to create the means of access is not considered problematic and the re-instatement of the existing part of the wall where the current access point is can be controlled by condition.
- 10.17 Money making exercise: This is not a material planning consideration.

- 10.18 Decrease value of existing properties: This is not a material planning consideration.

Internal Space Standards:

- 10.19 The internal space standards are unknown presently as detailed floor plans of the indicative properties are not available therefore comment on the internal space standards cannot be made at this stage. However a directive can be imposed on any Decision Notice that would draw to the developer's attention the expectation that the development as a minimum is expected to meet if not exceed the national internal space standards.

CIL Liability:

- 10.20 The Community Infrastructure Levy (CIL) was adopted by Full Council on the 12th November 2014 and was implemented on the 6th April 2015. The application site is located within Zone 2b, where the liability for residential development is set at the rate of £45 per square metre (plus the yearly BCIS index). This proposal generates a CIL requirement of £211.815. However due to the Outline nature of this application, in this instance this figure is subject to change depending upon the actual floor space approved under the Reserved Matters submission. Infrastructure requirements associated with this application are unknown. This is presented for information only and should not influence consideration of the application. Consideration of where any CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

11.0 CONCLUSION

- 11.1 Subject to the conditions recommended and the acceptance that in order to achieve the site's development, the reduced offer for affordable housing is acceptable the scheme is recommend for approval.

Background Papers:

Application files: 15/07108/OT

Certificate of ownership: Certificate A signed on behalf of applicant as sole owner of site.

District Valuer Services
Leeds Valuation Office
Castle House
31 Lisbon Street
Leeds
LS1 4DR

Mr Glen Allen
Planning Officer
Leeds City Council

Sent by email

Our Reference : 1608034/RM
Your Reference: 15/07108/OT

Please ask for : Rachel McKemey
Tel : 03000 506376
E Mail : rachel.mckemey@voa.gsi.gov.uk

Date : 9 November 2016

IN CONFIDENCE

Dear Mr Allen

RE: RESIDENTIAL DEVELOPMENT: LAND AT NEWTON ROAD, LEEDS
APPLICANTS: RAHON PROPERTY DEVELOPMENT LTD

Further to your instructions, I am pleased to supply my report as follows.

1.0 My Instructions and the Scope of my Role

- 1.1 You have asked that I review all of the information I have received from the planning applicants, Rahon Property Development LTD and their consultant Cushman & Wakefield.
- 1.2 In particular you want me to undertake a viability/development appraisal of the proposals and comment on what proportion of affordable housing the scheme can support.
- 1.3 I have assessed the viability of the scheme as at October 2016.
- 1.4 The applicant's view is that the project can only viably support a contribution of £175,000 towards the loss of the protected playing pitch and a Community Infrastructure Levy (CIL) payment of £211,815 (equal to £49 per sq m of the schemes gross internal area), with a nil contribution towards affordable housing. This is contrary to the policy requirement of 15% affordable housing, a CIL payment of £45 per sq m of the schemes gross internal area and a S106 education contribution of £175,000.
- 1.5 In accordance with the planning application, I have evaluated a residential development which comprises 57 units having a total net sales area of 4,707 square metres.
- 1.6 In accordance with the requirements of the RICS standards, the VOA has checked that no conflict of interest arises before accepting this instruction. It is confirmed that I am unaware of any previous conflicting material involvement and am satisfied that no conflict of interest exists. Should any such difficulty subsequently be identified, you will be advised at once and your agreement sought as to how this should be managed.

2.0 Assumptions and Limitations

- 2.1 I make no comment about the design, efficiency, merit or otherwise, of the suggested scheme.
- 2.2 I have been given some supporting material including build cost estimates, infrastructure costs, a schedule of accommodation, a list of potential house sale prices, and scheme drawings. I do not have any technical information in relation to site investigation matters. Please see below for further comment on construction aspects.
- 2.3 I have inspected the site and am familiar with the area and property values in the locality.
- 2.4 I have not conducted any negotiations with the applicant or any of their advisors.
- 2.5 In addition to the requirement for 15% affordable housing, I am advised that there are Section 106 Agreement requirements as follows:

Playing Field Contribution:	£ 175,000
CIL payment:	£ 211,815

3.0 The Applicant's Appraisal

- 3.1 The applicants have presented an appraisal dated 10 August 2016 which, allowing for a developer's profit of 20% on revenue, CIL payment of £211,815 with nil affordable homes and a land value equivalent to £198,000 per net developable acre. The applicant has offered a payment of £175,000 towards the playing field contribution.

4.0 DV Appraisal

- 4.1 I attach my appraisal. It has been undertaken "through the eyes" of a typical developer intent on implementing the planning permission.
- 4.2 I have also input the relevant data into the Homes and Community Agency's Development Appraisal Tool (DAT) which, amongst other things, calculates the amount of finance necessary for the scheme by utilising a cash flow.
- 4.3 I comment below on my rationale and methodology and, where appropriate, explain the differences between my approach and that of the applicants.

Revenue

- 4.4 My office holds details of all sales of residential properties in the region including referencing information such as accommodation, floor areas etc. I have analysed sales of dwellings built since 2000 in the relevant post code areas. I have concentrated on sales evidence from transactions within half a mile of the site itself.
- 4.5 The applicant has used new build properties which are 1 mile plus away from the subject property and arguably in a better area, and also assessed older properties within close proximity.
- 4.6 They have made a deduction for location factor of between 5-20% for location of the new builds. In my opinion it would be better to look at older second hand properties within close proximity to the subject site as this would be a more robust approach, as the percentage for location factor is not evidenced and is valuer's opinion

- 4.7 For the open market value units, the applicants have an average sales value of £2,152 per square metre. I am higher based on comparable evidence from second hand properties at £2,438 per sq m, this is without adding a premium for the subject site being new build (the applicant states 'a premium of 5-15% exists to second hand properties'). I am assuming the average figure gives an average price for a property in a good condition
- 4.8 I have relied upon the Gross Internal Areas (GIA) stated in the Energy Performance Certificates register for the comparable evidence. The applicant has stated that this does not give a like for like comparison as it includes bathroom, en-suites and hallways but excludes conservatories. I would argue that other than the conservatory being excluded from the EPC it is essentially equivalent to the Net Sales Area (NSA) of the property which is adopted when valuing residential dwellings for new build developments. The exclusion of any conservatory in the comparables is going to make little difference to the overall value as I have used an average sales figure.
- 4.9 Although this is an outline planning application an indicative scheme has been produced. The applicant has stated that it is not final but is likely to be what forms part of a reserved matters application. I have adopted the indicative scheme to form part of my assessment of the revenue.
- 4.10 I have based the sales values on the following evidence:

1 bed flats around 50 sq m:

Sold Date	Address	Sold Price	Type	Age	GIA area taken from the EPC register	£/per sq m	Bedrooms
17-Apr-15	12, MANSION GATE SQUARE, CHAPEL ALLERTON, LEEDS, LS7 4RX	£125,000.00	Apartment	2002	46	£2,717	1
05-Aug-16	69, CHARNLEY DRIVE, LEEDS, LS7 4ST	£117,000.00	Apartment	2004	48	£2,438	2
29-Jul-16	4, OLDFIELD COURT, CHAPEL ALLERTON, LEEDS, LS7 4SZ	£118,000.00	Apartment	2001	49	£2,408	1
10-Apr-15	14, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£100,000.00	Apartment	2002	50	£2,000	1
07-Feb-14	44, CHARNLEY DRIVE, LEEDS, LS7 4ST	£123,000.00	Apartment	2003	51	£2,412	2
Averages		£116,600.00			48.8	£2,395	

Valuation
Say
£115,000

2 bed flats around 60 sq m:

Sold Date	Address	Sold Price	Type	Age	GIA area taken from the EPC register	£/per sq m	Bedrooms
26-Aug-16	45, CHARNLEY DRIVE, LEEDS, LS7 4ST	£167,000.00	Apartment	2003	61	£2,738	2
21-Oct-15	51, CHARNLEY DRIVE, LEEDS, LS7 4ST	£165,000.00	Apartment	2003	62	£2,661	2
12-Aug-16	6, TEALE DRIVE APARTMENTS, CHAPEL ALLERTON, LEEDS, LS7 4SW	£154,000.00	Apartment	2001	64	£2,406	2
01-Sep-15	6, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£160,000.00	Apartment	2002	66	£2,424	2
22-Dec-14	20, CHARNLEY DRIVE, LEEDS, LS7 4ST	£155,000.00	Apartment	2003	66	£2,348	2
15-Jan-16	38, CHARNLEY DRIVE, LEEDS, LS7 4ST	£160,000.00	Apartment	2003	66	£2,424	2
09-May-14	4, TEALE DRIVE APARTMENTS, CHAPEL ALLERTON, LEEDS, LS7 4SW	£145,000.00	Apartment	2001	66	£2,197	2
22-Jan-16	2, TEALE DRIVE APARTMENTS, CHAPEL ALLERTON, LEEDS, LS7 4SW	£154,000.00	Apartment	2001	67	£2,299	2
28-Feb-14	41, CHARNLEY DRIVE, LEEDS, LS7 4ST	£150,000.00	Apartment	2003	68	£2,206	2
12-Oct-15	51, MANSION GATE SQUARE, CHAPEL ALLERTON, LEEDS, LS7 4RX	£185,000.00	Apartment	2002	71	£2,606	2
27-Jul-15	7, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£160,000.00	Apartment	2001	72	£2,222	2
15-Jul-16	32, CHARNLEY DRIVE, LEEDS, LS7 4ST	£165,000.00	Apartment	2003	72	£2,292	2
19-Feb-16	4, MANSION GATE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SY	£165,000.00	Apartment	2002	72	£2,292	2
25-May-16	5, TEALE DRIVE APARTMENTS, CHAPEL ALLERTON, LEEDS, LS7 4SW	£155,000.00	Apartment	2001	73	£2,123	2
02-Apr-15	12, MANSION GATE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SY	£152,500.00	Apartment	2002	73	£2,089	2
07-Oct-15	20, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£163,000.00	Apartment	2001	74	£2,203	2

16-Jul-14	1, OLDFIELD COURT, CHAPEL ALLERTON, LEEDS, LS7 4SZ	£162,500.00	Apartment	2001	74	£2,196	2
29-Jul-15	21, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£158,000.00	Apartment	2001	75	£2,107	2
21-Nov-14	71, CHARNLEY DRIVE, LEEDS, LS7 4ST	£164,000.00	Apartment	2003	77	£2,130	2
07-Jul-14	22, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£169,995.00	Apartment	2001	78	£2,179	3
23-Jan-14	5, OLDFIELD COURT, CHAPEL ALLERTON, LEEDS, LS7 4SZ	£156,250.00	Apartment	2001	78	£2,003	2
30-Mar-16	5, OLDFIELD COURT, CHAPEL ALLERTON, LEEDS, LS7 4SZ	£172,500.00	Apartment	2001	78	£2,212	2
Averages		£160,852.05			71	£2,289	

Valuation

Say
£160,000

2 bed house around 85 sq m:

Sold Date	Address	Sold Price	Type	Age	GIA area taken from the EPC register	£/per sq m	Bedrooms
13-Jun-14	17, TEALE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SW	£205,000.00	Terraced House	2001	73	£2,808	3
05-Dec-14	3, MANSION GATE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SY	£200,000.00	Terraced House	2002	73	£2,740	3
09-May-14	9, MANSION GATE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SY	£197,500.00	Terraced House	2002	74	£2,669	3
05-Oct-15	10, TEALE DRIVE, CHAPEL ALLERTON, LEEDS, LS7 4SW	£204,000.00	Terraced House	2001	82	£2,488	3
Averages		£201,625.00			76	£2,676	

Valuation

Say
£200,000

3 bed house around 115 sq m:

Sold Date	Address	Sold Price	Type	Age	GIA area taken from the EPC register	£/per sq m	Bedrooms
14-Aug-15	25, CHARNLEY DRIVE, LEEDS, LS7 4ST	£239,000.00	Terraced House	2001	103	£2,320	3
05-Dec-14	9, CHARNLEY DRIVE, LEEDS, LS7 4ST	£222,500.00	Terraced House	2001	106	£2,099	3
27-Jun-14	3, CHARNLEY DRIVE, LEEDS, LS7 4ST	£219,000.00	Terraced House	2001	107	£2,047	3
10-Jul-15	21, CHARNLEY DRIVE, LEEDS, LS7 4ST	£242,000.00	Terraced House	2001	107	£2,262	3
29-Jun-15	10, CHARNLEY DRIVE, LEEDS, LS7 4ST	£234,995.00	Terraced House	2001	108	£2,176	3
30-Jun-15	19, CHARNLEY DRIVE, LEEDS, LS7 4ST	£245,000.00	Terraced House	2001	108	£2,269	3
19-Aug-15	15, CHARNLEY DRIVE, LEEDS, LS7 4ST	£243,500.00	Terraced House	2001	108	£2,255	3
04-Aug-16	16, CHARNLEY DRIVE, LEEDS, LS7 4ST	£262,600.00	Terraced House	2001	111	£2,366	3
Averages		£238,574.38			107	£2,224	

Valuation

Say
£240,000

4 bed house around 125 sq m:

Sold Date	Address	Sold Price	Type	Age	GIA area taken from the EPC register	£/per sq m	Bedrooms
13-Nov-15	12, OLDFIELD COURT, CHAPEL ALLERTON, LEEDS, LS7 4SZ	£272,000.00	Terraced House	2002	121	£2,248	4
16-Dec-15	4, TEALE COURT, CHAPEL ALLERTON, LEEDS, LS7 4AY	£275,000.00	Terraced House	2002	123	£2,236	4
10-Jul-15	27, MANSION GATE SQUARE, CHAPEL ALLERTON, LEEDS, LS7 4RX	£268,000.00	Terraced House	2002	123	£2,179	4
31-Mar-16	5, MANSION GATE SQUARE, CHAPEL ALLERTON, LEEDS, LS7 4RX	£263,000.00	Terraced House	2002	123	£2,138	3
Averages		£269,500.00			123	£2,200	

Valuation

Say
£270,000

- 4.11 After assessing the evidence I am of the opinion that the average sales value should be £2,291 per sq m depending on the type and design of the units.
- 4.12 The applicant has not allowed for revenue of ground rents. It would be unrealistic for a scheme of this type and nature to omit these. I have based the ground rent income and investment from other schemes in the local vicinity. This revenue increases the GDV by £161,538.
- 4.13 In respect of the affordable housing, the policy requirement is 15% affordable housing. The council has indicated that they would require two and three bed houses. With regards the transfer values to a Registered Provider I have adopted the figures in the council's Affordable Housing SPG Annex update 2005, Revision April 2014. These figures being £645 per sq m of the gross internal floor area for the social rent properties and £828 per sq m for the sub-market housing. I have not been advised by the council what their preferred tenure mix would be and have therefore assumed as close to a 60/40 mix as possible in favour of sub-market housing.

Acquisition Costs

- 4.14 In accordance with the Royal Institution of Chartered Surveyors Guidance Note entitled "Financial Viability in Planning," dated August 2012, I have followed the process of initially considering where the value of the site would be if the respective costs of applying all the Council's planning policies and undertaking abnormal works were fully reflected
- 4.15 I am then obliged to look at the price at which a reasonable, hypothetical, commercially-minded landowner would dispose of the land having regard to the site's Current Use Value (CUV) or any Alternative Use Value (AUV), should one be available.
- 4.16 In their appraisal the applicant has adopted a site value equivalent to £198,481 per gross acre, which equates to a land value of £770,000. The developer bought the land in 2015 for £825,000.
- 4.17 As far as I am aware the site is allocated site as a site for housing in the emerging Supplementary Planning Documents (SPD).
- 4.18 The site has an extant planning permission for a General Practice doctor's surgery, 14 residential dwellings, 80 bed care home and 60 assisted living homes. The agent has concluded that the existing use value has little value based on this use as there is a limited market and demand. In addition the residential use has a higher value so this should be the basis of the Bench Mark Land Value (BLV).
- 4.19 The current (former) use is comprises an area of open space formerly associated with the Civil Service Sports Association. I have considered the extant planning permission for this site and agree with the applicant that there is a limited market and demand for the use of the planning permission. I have therefore considered that the site is allocated as a housing site and have taken this as a basis for assessment.
- 4.20 Considering all the information I have available to me is my opinion that the BLV of £198,484 per net acre, is in-line with other BLV adopted for other similar sized developments appraised in the region. I have therefore adopted the applicant BLV in my appraisal.

Construction Costs

- 4.21 I have been able to compare the supplied cost estimates with the build costs per square foot/metre provided by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. I have assumed that all the houses to be built will be of a similar good standard and had regard to the BCIS build costs figure which includes for preliminaries. I have also assessed other build cost data held by my office, including build costs from planning appeal decisions, external Quantity Surveyor reports, data from area wide studies undertaken by private practitioners, build costs from other viability appraisal received by my office and also tender information from the Homes and Communities Agency ("HCA"), in particular relating to the Deliver Partner Panel 2.
- 4.22 The applicants have adopted an all-inclusive rate of £1,198 per sq. m (excluding contingencies). This includes their standard build costs, externals and £790,000 of abnormal costs.
- 4.23 I have considered all the build cost evidence I have available to me including the DPP2 data as mentioned above. This data is in-line with the lower quartile of the BCIS, I have therefore adopted a standard build rate of £1,004 per sq m for housing and £1200 for apartments. I have also allowed for external costs of £150,000 per gross acre as this is in-line with other appraisals we have reviewed.
- 4.24 The applicant has allowed for a contingency equivalent to 4% of the build costs, externals and abnormals. I have adopted a 3% contingency in-line with other appraisals we have reviewed.
- 4.25 The applicant has stated in their report that there is £790,000 of abnormals included in their build costs. They have not supplied me with a breakdown of the abnormal costs in relation to this site, nor have they supplied me with any justification for the requirement of these costs. As I am unable to substantiate these costs I have not included them in my appraisal. If the applicant is able to supply further information which does justify the costs, I reserve the right to review my appraisal subject to receiving new information.

Professional Fees

- 4.26 I have adopted suitable design team fees of 6.5% compared to the applicants 8.33% of the total build costs.

Finance

- 4.27 I have adopted total finance costs based on a sales rate of 3 per calendar month (including affordables). I have applied a debit rate of 6.5% and a credit rate of 4%. I am higher than the applicant at £97,815.

Profit

- 4.28 For moderate to large sized residential developments it is not uncommon for developers to state a profit figure as a certain percentage based on scheme costs or scheme value. There are no hard and fast rules here and some developers will be content if the profit is expressed as a significant cash sum.
- 4.29 Adopting the two-tier profit level approach favoured by the Homes and Communities Agency, my appraisal shows a profit on the market value dwellings of 17.5% of the gross development value (GDV) together with a 6% profit on cost in respect of the affordable units. I consider figures at this level to be well supported by the many

appraisals I receive in respect of other schemes that I am asked to assess throughout Yorkshire, Humberside, the North East, and the Midlands.

- 4.30 The scheme generates a loss of as determined by the DAT methodology above. The surplus could be used increase the benchmark land value or meet additional Section 106 contributions, as required.
- 4.31 Looking at the profit level expressed as a percentage of the aggregate GDVs of the market value and affordable homes, I arrive at a “blended” profit of around 17.32% which, in all the circumstances, and bearing in mind the other elements in my appraisal, I believe is not an unreasonable figure for this project.

5.0 Overall Conclusions

- 5.1 I disagree with the applicant’s conclusion that the development is unable to provide any affordable housing provision.

Using my suggested current day land value, my residual development appraisal shows that the project makes a market related profit of 17.5% on gross development value, whilst at the same time delivering 2 affordable homes, 3.51% of the total number of scheme dwellings. It also includes the S106 contribution of £175,000 for the playing field contribution and a CIL payment of £211,815..

- 5.2 The main areas of disagreement are the profit, build costs and professional fees.

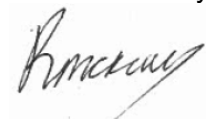
- 5.1 I should emphasise that my appraisal embraces the costs and revenues appropriate to the valuation date and is therefore valid only if the building construction work commences within 6 months and proceeds at a rate consistent with achieving sales in the market. If the work were to be delayed beyond that date and is then undertaken at some other time when market conditions may be different, then I believe a reappraisal will be required adopting the costs and revenues then obtaining.

If the factual matters above relating to floor areas and other planning obligations are wrong, I may have to revise my appraisal and advice.

Some of the content of this report may be regarded by the applicant for planning permission as commercially confidential and, in this regard, I assume that you will restrict the report’s circulation as appropriate.

I would be pleased to discuss the foregoing if you wish.

Yours sincerely



Rachel McKemey MRICS Registered Valuer
Senior Surveyor
DVS

Appraisal and report reviewed by



Cecilia Reed BSc (Hons) MRICS RICS Registered Valuer Principal Surveyor
Sector Leader Viability (North)

NEWTON GREEN WING CHAPEL
ALLERTON HOSPITAL



LEGEND:

PLOT 1	4 BED
PLOT 2	4 BED
PLOT 3	4 BED
PLOT 4	4 BED
PLOT 5	3 BED
PLOT 6	3 BED
PLOT 7	3 BED
PLOT 8	3 BED
PLOT 9	3 BED
PLOT 10	2 BED
PLOT 11	3 BED
PLOT 12	3 BED (MANAGER'S HOUSE)
PLOT 13	3 BED
PLOT 14	3 BED
PLOT 15	2 BED

APARTMENT BLOCK A 24No. 2 BED
APARTMENT BLOCK B 15No. 2 BED
3 No. 1 BED

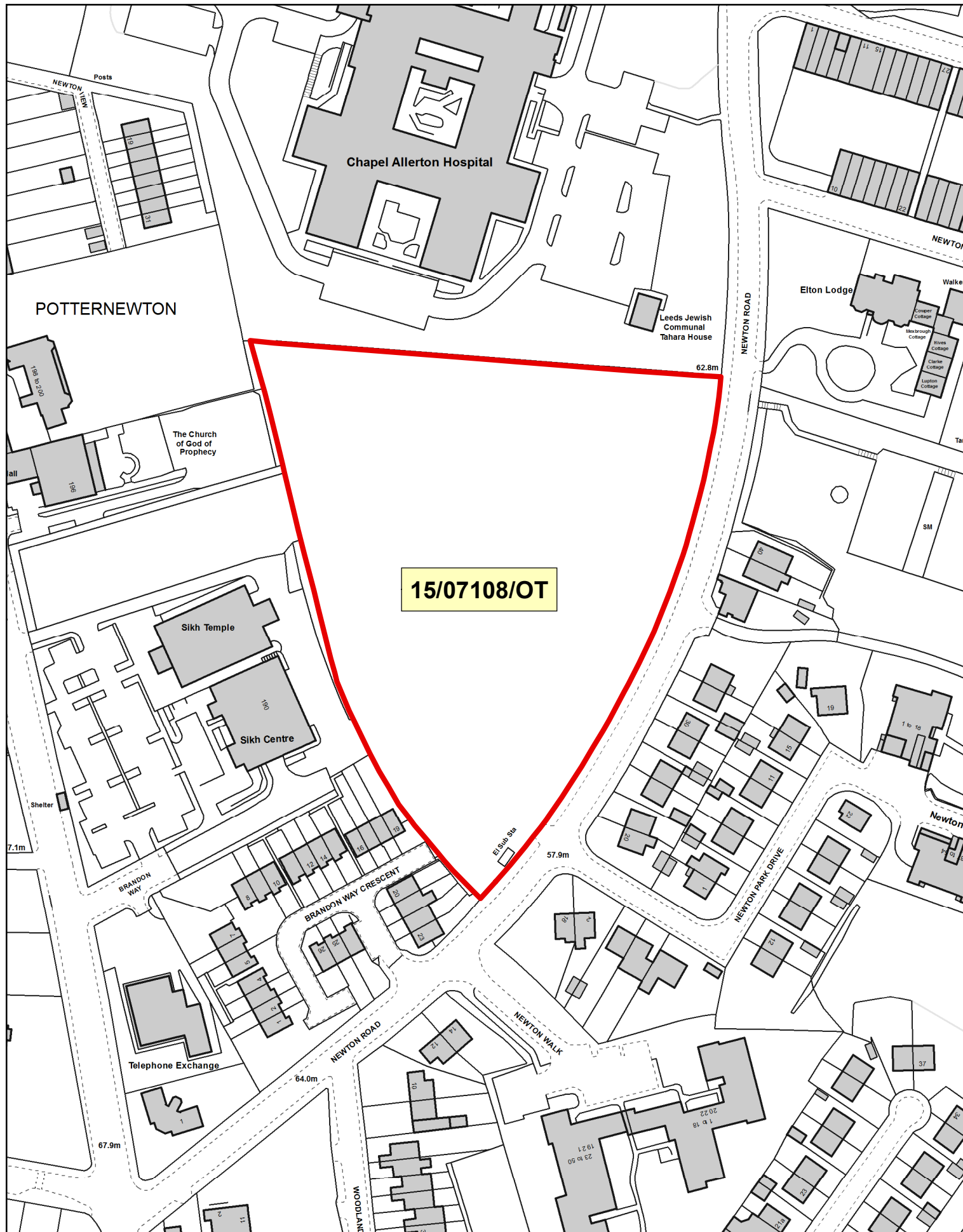
TOTAL 57 UNITS

DENSITY - 35 UNITS PER HA

GREENSPACE
- CORE STRATEGY 57 X 80 = 4560 SQ.M
- AREA A = 3348 SQ.M (73%)
- AREA B = 1328 SQ.M (29%)
TOTAL AREA = 4676 SQ.M

PROPOSED RESIDENTIAL DEVELOPMENT
FORMER CIVIL SERVICE SPORTS GROUND
NEWTON ROAD, LEEDS
RAHON PROPERTY DEVELOPMENT LTD.

COMMENT	
Project No:	RA213-0058-00
Dwg No:	SK16/001
Rev:	-
Scale:	1:250 @ A1
Drawing:	SKETCH MASTERPLAN LAYOUT
Drawn By:	SA
Checked By:	MD
Date:	JULY 15



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

