



---

**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 18<sup>th</sup> January 2018**

**Subject: 15/07108/OT – Outline Application with all matters reserved except for means of access to the site, for residential re-development consisting of up to 72 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**

05/01/2018 (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 expiry of the most recent round of public consultation with no new objection raising new and significant planning issues being received, the following conditions and the prior completion of a section 106 Agreement to cover the following:**

- **Provision of 5 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 of £175,000 as compensatory provision for the loss of the protected playing pitch under the provisions of policy N6 of the UDPR**
- **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 submission
- 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 72 dwelling units
- 16 Replacement of trees/hedges/bushes
- 17 Drainage requirements
- 18 Scheme of sustainability

## **1.0 PROGRESS SINCE LAST MEETING**

1.1 This application was previously brought to Plans Panel at its meeting on 13<sup>th</sup> July 2017 (copy report attached – Appendix 1). Where Members deferred consideration for further negotiations with the applicant on the following points:

- Increase in the affordable provision on the site
- Illustrative layout and Green Space provision
- Consultation with the Ward Members

1.2 This report should be read in conjunction with the July report attached. Further illustrative plans have been submitted that increases the level of affordable housing along with additional information relating to the viability of the scheme which has been assessed by the District Valuer (Appendix 2). Two alternative proposals have been discussed with the applicant. The first relates to a scheme that would deliver 69 residential units, 4 of which would be affordable and a small area of on-site greenspace plus a financial contribution in lieu of the full provision of on-site open space. The second, and preferred scheme, is for 72 units that would deliver 5 affordable units and no on-site greenspace, but also include a financial contribution for the compensatory enhancement of open space off site. Each proposal is discussed in turn.

### Option 1 - 69 unit development

1.3 The revised proposal resulted in 4 affordable units (for a 69 unit development), whilst maintaining a small onsite provision of open space within the scheme plus the cost of laying it out and an off-site contribution. Officers have concerns that, due to the small size of the greenspace, that it would not provide a meaningful and useable area of public open space for this particular development. CIL has increased as a result of the increased number of units proposed and there is still the requirement for the scheme to compensate for the loss of the protected playing pitch facility under Policy N6 of the UDPR.

- 1.4 The District Valuer has assessed the viability appraisal and concurs that on the basis of the figures the level of affordable houses provision is in accordance with what the scheme can maintain. However, the actual numbers of affordable units is still considered low compared to the level of development on the site with the level of affordable housing provision at 5.8%.

#### Option 2 – 72 unit development

- 1.5 Since the assessment of this layout, further discussions were held with the applicant's agent who has suggested that the number of affordable units might be able to be increased to 5 if the remainder of the on site open space was utilised to accommodate a terrace of three dwellings (increasing the unit total for the development site to 72). This would uplift the provision to 7% affordable housing units of the total number of units on the site. This is the scheme that is recommend to Plans Panel for approval, albeit the actual details of the layout will not be approved under this permission but rather the principle of the site being able to accommodate 72 residential units maximum. This scheme has not being formally assessed by the District Valuer, however it is the latest offer on the table from the applicant in recognition of Plans Panel's concerns regarding the low level of Affordable Housing on offer.

#### Ward Member and Public Consultation

- 1.6 The agent has confirmed that contact has been made with the relevant Ward Members as requested by Plans Panel. This has been undertaken by means of emails sent to them, twice, and the dropping off of hard copies of the indicative layouts for their ease of reference at the Civic Hall. There has been no response from the Ward Members, at the time of writing, to this consultation undertaken by the agents, which also included an invitation for a meeting to discuss the proposals. Officers have also made contact and any responses received in the meantime will be reported orally to Plans Panel. Ward Members have been advised that this proposal is being reported to this Plans Panel meeting.
- 1.7 A further round of public consultation has also been undertaken which expires on 2<sup>nd</sup> February 2018. This has bene undertaken through the posting of site notices in the vicinity and letters sent to the residents who have made comments previously. At the time of writing there was no responses received to this round of consultations and any received in the meantime will be reported orally to Plans Panel at the meeting.

#### Summary

- 1.8 In summary it is not viable for the development to be fully policy compliant in respect to the affordable housing provision. It is possible however to provide one of the following options and these are set out for Members to consider. Given Members concerns at the July 2017 Plans Panel meeting Option 2 is recommended to Panel for approval as this offers the greatest increase in affordable housing levels compared to that of the original scheme whilst still maintaining a contribution relating to Green Space which will go towards an off-site improvement or provision in the locality.

Scheme

Affordable Units

Greenspace Provision

Original - 57 Units Total	<b>2</b> (3.5% of policy requirements)	3348 Square Metres onsite (meets LCS requirements)
Option 1 - 69 Units Total	<b>4</b> (5.7% against policy target of 10 units)	200 Square Metres on site with an in lieu contribution of £25K
Option 2 - 72 Units	<b>5</b> (approx. 7% against a policy target of 11 units)	No on site provision. £40K in lieu Contribution

The other contributions as outlined in the original reports recommendation stay the same (subject to inflation).

#### CIL Liability:

- 1.9 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 originally generated 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. If an increase in unit numbers is agreed then this figure will increase. 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. CIL is not a material consideration in assessing the application

## **2.0 CONCLUSION**

- 2.1 The scheme cannot provide full affordable housing requirements and remain viable. It can however provide increased provision to that originally offered but at the expense of on-site green space provision. Officers consider that Option 2 will maximise the provision of affordable housing which was one of the main concerns of Plans Panel when it gave consideration to this proposal previously, and that subject to the conditions recommended above and the planning obligations set out at the head of this report the application is on balance acceptable.

#### **Background Papers:**

Application files: 15/07108/OT

Certificate of Ownership: Rahon Property Development Ltd

# APPENDIX 1



Originator: Glen Allen

Tel: 0113 3787976

---

**Report of the Chief Planning Officer**

**NORTH AND EAST PLANS PANEL**

**Date: 13<sup>th</sup> 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.**

- 3 Time limit on outline permission
- 4 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 submission
- 8 Cycle/motorcycle facilitates
- 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 8<sup>th</sup> 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 M<sup>3</sup> 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 5<sup>th</sup> 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.

Mr Glen Allen  
Planning Officer  
Leeds City Council  
The Leonardo Buildings  
2 Washington Street  
LEEDS  
LS2 8HD

Valuation Office Agency  
6<sup>th</sup> Floor, Castle House  
31 Lisbon Street  
Leeds  
West Yorkshire LS1 4DR

Our Reference : 1625355/BM/AEC  
Your Reference : 15/07108/OT

Please ask for : Brian Maguire  
Tel : 03000 503008  
Mobiile : 07919 001703  
E Mail : brian.maguire@voa.gsi.gov.uk

Date : 14 November 2017

Dear Mr Allen

**Residential Development  
Land at Newton Road, Leeds  
Applicants: Rahon Property Developments Ltd**

Further to my earlier report commenting on the viability of the above scheme dated the 9 November 2016 and attendance at planning committee, I advise you as follows:

As agreed I have undertaken an independent assessment of the revised scheme proposed by the applicant comprising 54 apartments and 15 houses.

I remain of the opinion that it is not appropriate for the applicant to include costs in relation to abnormal ground conditions when the costs are unsupported by third party technical reports.

Appraisal adjustments result in the scheme being viable and capable of producing a blended profit of 17.50% of gross development value.

The scheme can contribute £15,000 to public open space and a playing field contribution of £175,000. In addition the site can support CIL at £251,220. Finally the site can support affordable housing equivalent to four units which is 5.7% of the scheme.

The amount of affordable housing is restricted due to the obligation to pay CIL. The increased number of houses in the revised scheme has resulted in an increase in CIL from £194,220 to £251,220 which in different circumstances could contribute to the provision of additional affordable housing.

If you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

Brian Maguire BSc (Hons) MRICS  
Sector Leader – Local and Devolved Government  
RICS Registered Valuer  
DVS

Newton Road

Development Appraisal  
Prepared by Brian Maguire  
Valuation Office Agency  
14 November 2017



**APPRAISAL SUMMARY****VALUATION OFFICE AGENCY**

Newton Road

**Summary Appraisal for Merged Phases 1 2 3**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft<sup>2</sup></b>	<b>Sales Rate ft<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
42 x Private Apts	42	28,014	235.00	156,745	6,583,290
12 Extra Private Apts	12	7,944	235.00	155,570	1,866,840
AH House	4	4,304	73.10	78,656	314,622
13 X Private Houses	<u>11</u>	<u>13,882</u>	196.76	248,311	<u>2,731,422</u>
<b>Totals</b>	<b>69</b>	<b>54,144</b>			<b>11,496,175</b>

**Rental Area Summary**

	<b>Units</b>	<b>ft<sup>2</sup></b>	<b>Rent Rate ft<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>
Ground Rents	54	50	250.00	233	12,569
<b>Totals</b>	<b>54</b>	<b>50</b>			<b>12,569</b>

**Investment Valuation****Ground Rents**

Market Rent	12,569	YP @	6.0000%	16.6667	
		PV 2mths @	6.0000%	0.9903	207,458
					<b>207,458</b>

**GROSS DEVELOPMENT VALUE****11,703,633****NET REALISATION****11,703,633****OUTLAY****ACQUISITION COSTS**

Residualised Price			1,063,458	
Residualised Price (Negative land)			(224,485)	
				838,973
Stamp Duty			28,000	
Legal Fee		1.00%	2,894	
Town Planning			31,500	
				62,394

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>ft<sup>2</sup></b>	<b>Build Rate ft<sup>2</sup></b>	<b>Cost</b>	
42 x Private Apts	32,958	111.48	3,674,118	
12 Extra Private Apts	9,346	111.48	1,041,879	
AH House	4,304	111.48	479,810	
13 X Private Houses	<u>13,882</u>	93.27	<u>1,294,774</u>	
<b>Totals</b>	<b>60,540</b>		<b>6,490,582</b>	<b>6,490,582</b>

Contingency		3.00%	194,717	
Road/Site Works			582,000	
CIL			251,463	
Onsite POS			15,000	
Off Site POS			175,000	
Metrocards			33,206	
				1,251,386

**PROFESSIONAL FEES**

Architect		1.00%	70,726	
Quantity Surveyor		1.00%	70,726	

**APPRAISAL SUMMARY****VALUATION OFFICE AGENCY****Newton Road**

Structural Engineer		1.00%	70,726	
Mech./Elec.Engineer		1.00%	70,726	
Project Manager		1.00%	70,726	
C.D. Manager		1.00%	70,726	
NHBC & Building Regs			39,500	
NHBC & Building Regs	4 un	250.00 /un	1,000	
NHBC & Building Regs			6,500	
				471,355

**MARKETING & LETTING**

Marketing		3.00%	335,447	
				335,447

**DISPOSAL FEES**

Sales Legal Fee	65 un	500.00 /un	32,500	
Sales Legal Fee	4 un	250.00 /un	1,000	
				33,500

**FINANCE**

Debit Rate 6.500%, Credit Rate 4.000% (Nominal)				
Total Finance Cost				171,707

**TOTAL COSTS****9,655,344****PROFIT****2,048,289****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
Development Yield% (on Rent)	0.13%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	38.68%
Rent Cover	162 yrs 12 mths
Profit Erosion (finance rate 6.500)	2 yrs 12 mths

Newton Road

**Initial**  
**MRV**  
12,569  
**12,569**

Newton Road



**Block A**  
24 no. 2 Bed Flats

**Block B**  
15 no. 2 Bed Flats  
3 no. 1 Bed Flats

**Block C**  
12 no. 2 Bed Flats

Plots 1-4: 4 Bed Dwellings  
Plots 5-15: 3 Bed Dwellings  
Plots 16-18: 2 Bed Dwellings

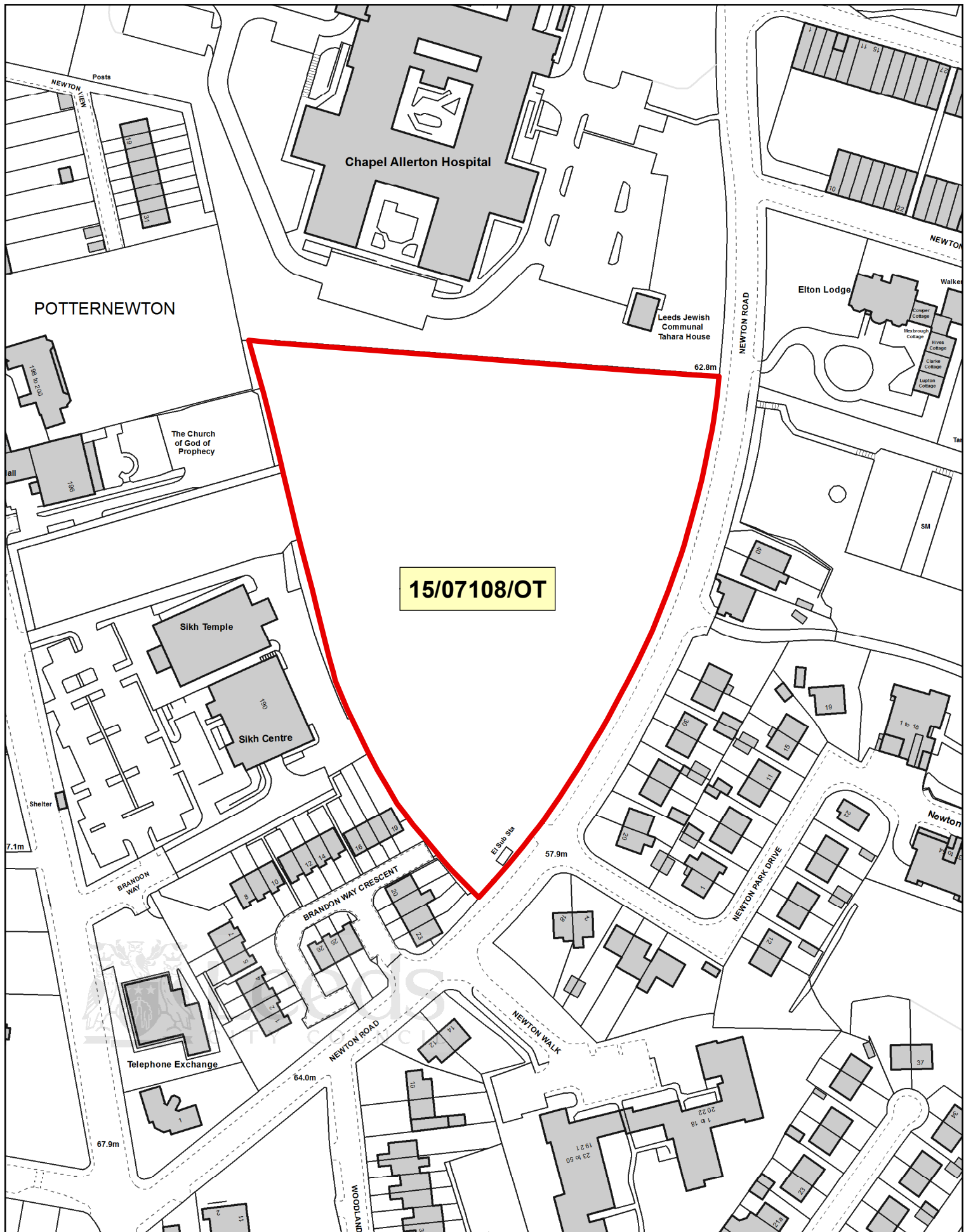
Total: 72 Units

Rev.	Date	Details	Drawn	Checked
Issued for: <b>COMMENT</b>				
Project/Client: Residential Development Leeds		Project No: IALD 1300 6800 Dwg No: SK/16/002 Rev:		
Drawing: Sketch Masterplan Layout Revised Option 2		Scale: 1:250 @A1 Drawn By: IAC Checked By:		
		Date: 17/6/16 Date:		

**NORR**

Victoria Wharf, The Embankment, Sovereign Street, Leeds, LS1 4BA  
T: +44 (0)113 388 4330  
www.norr.com

Contractors must work only to figured dimensions which are to be checked on site.  
© NORR CONSULTANTS LIMITED. An Ingenium International Company



# NORTH AND EAST PLANS PANEL

© Crown copyright and database rights 2017 Ordnance Survey 100019567

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

SCALE : 1/1500

