



Report of the Chief Planning Officer -

SOUTH AND WEST PLANS PANEL

Date: 19th July 2018

Subject: Application number 17/08294/FU – Construction of 18 dwelling houses and associated works to Land off Tyersal Close, Tyersal, Leeds

APPLICANT

SLJ (Wakefield) Ltd

DATE VALID

3rd January 2018

TARGET DATE

04th April 2018

Electoral Wards Affected:
Pudsey

Yes Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to conditions specified below

1. Standard time limit of 3 years to implement.
2. Plans to be approved.
3. Samples of all external materials to be submitted and approved.
4. Separate Highway Authority approval for the specification and construction details of the approved highway layout and enter in to an agreement under Section 38 of the Highways Act 1980.
5. Visibility splays shown on the approved plan.
6. Cycle/motorcycle parking and facilities to be submitted and approved.
7. Electric Vehicle Charging Points to be submitted and approved.
8. All areas shown on the approved plan to be fully laid out, surfaced and drained.
9. Provision of bin stores implemented in full before the use commences.
10. Construction management plan
11. Drainage scheme to be submitted and approved
12. A plan shall be submitted to and approved in writing demonstrating integral bat roosting features within buildings; and bird nesting features.
13. A Phase II Desk Study to be submitted and approved.

14. Remediation works shall be carried out in accordance with the approved Remediation Statement.
15. Any soil tested for contamination and suitability for use
16. Remove PD rights for outbuildings and extensions due to garden sizes and for conversion of garages due to need to ensure each plot retains adequate parking off-street.
17. Full details of Landscaping scheme and Implementation.
18. Landscape management plan to include public open space.
19. Replacement planting for die back for five years.

1.0 INTRODUCTION

- 1.1 The application is brought before Plans Panel at the request of Ward member Cllr Seary who has objected to the application on prematurity grounds as the land is allocated for housing in the current Site Allocations Plan and Core Strategy, however is unallocated in the former UDP. The early release of this site could impact upon deliverability of other sites within the Site Allocations Plan and on the provision of housing across the wider district.

2.0 PROPOSAL

- 2.1 The proposal creates a total of eighteen dwellings consisting of;

House Type	Number of Bedrooms (including playroom and study)
Semi Detached x 6 (3 pairs)	Four Bedrooms
Semi Detached x 6 (3 pairs)	Five Bedrooms
Detached x 5	Six Bedrooms
Detached x 1	Seven Bedrooms

- 2.2 The scheme creates dwellings to the North, East and West of a new cul-de-sac formed off Tyersal Close. To the North of the site, public open space (4600 sqm) will be provided that adjoins to the end of Tyersal Avenue. The dwellings are two storey in height, with accommodation in the roof space.
- 2.3 Parking is to be provided within the curtilage of each plot. At least two to three off street parking spaces are provided per unit. Three visitor spaces would be located close to the entrance of the site, which would be accessed from Tyersal Close.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site is a Greenfield site at the edge of Tyersal and is located within the settlement boundary; it is effectively a large field with some existing tree and shrub planting. The character of the surrounding area is largely residential. At the site entrance on Tyersal Close, the houses adjoining the proposed access are principally bungalows with the exception of the dwelling at 4 Tyersal Mews, which is a more contemporary styled two storey dwelling with main facing windows looking towards the site. The western boundary of the site adjoins the rear gardens of 43-75 Tyersal Avenue whilst the northern and eastern boundary adjoins the Green Belt.

3.2 The area is suburban and residential in character which features a slope from the front of the site to the rear of the site. The site is located within the Main Urban Area and with the Leeds Bradford Corridor regeneration area.

4.0 RELEVANT PLANNING HISTORY

4.1 25/88/02/OT – outline application to erect residential development. Refused due to development of greenfield land and lack of provision for affordable housing and greenspace.

4.2 H25/460/76/ - renewal of outline permission to erect residential development. Approved.

5.0 HISTORY OF NEGOTIATIONS

5.1 The current scheme has been the subject of many negotiations after concerns were raised by Officers in relation to the initial design, external space provided and the overall design of the site which was heavily parking space dominated. The initial proposal also lacked any public greenspace on or off site.

5.2 Following on from these comments a meeting was held and subsequently revised plans provided. The main changes involved a reduction from 23 to 18 units, redesign of the dwellings, greater space given around the units and more planting provided in compliance with N24 Green Belt buffer requirements and on site Greenspace provided to the North of the site.

6.0 PUBLIC/LOCAL RESPONSE

6.1 Site notices were posted around the application site on Tyersal Close and Tyersal Avenue on 17.01.2018. In addition to this neighbour notification letters were also issued to surrounding dwellings, along with the publication of a newspaper advertisement on 10.01.2018 (Major Development Notice). The publicity period for the application expired on 11.05.2018. Following revisions of the application these were re advertised through a site notice posted 20.04.2018 and neighbour notification letters sent 17.04.2018. The expiry date of this re notification was 11.05.2018.

6.2 In total ten letters of representation have been made to the original application. These consist of eight objections and two letters of support. The letters of objection raise the following concerns,

- Highways safety access and increase in traffic
- Site already cleared before application determined / loss of habitat and trees
- Lack of Greenspace
- Overall design of the units
- Encroaching onto protected Green Belt
- Lack of affordable housing
- Proposed materials out of character
- Loss of privacy to dwellings fronting Tyersal Avenue and Tyersal Close
- Lack of public transport to this area
- Noise levels
- Use of the public open space

The two letters of support relate to,

- Redevelopment will improve the area and bring this 'scrub land' back to a reasonable use

Cllr Seary has raised an objection to the scheme raising the following concerns:

- The land is unallocated in the former UDP. It is allocated for housing in the current Site Allocations Plan and Core Strategy, the Site Allocations Plan as yet not approved by a Planning Inspector. The early release of this site could impact upon deliverability of other sites within the Site Allocations Plan.

7.0 CONSULTATION RESPONSES

- 7.1 Travel Wise Team – No objections, a Travel Plan is not required, the threshold for a Travel Plan is 50 units
- 7.2 Housing Growth Team – Four units should be identified for Affordable Housing, we would welcome a discussion over the housing mix.
- 7.3 Flood Risk – No objections to the proposed development, provided that a surface water drainage condition is included with any grant of planning permission.
- 7.4 Nature Team – No objections, There should be no significant nature conservation concerns with this application. However, in order to provide biodiversity enhancements a condition should be attached.
- 7.3 Coal Authority – No objections, the application site **does not** fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted
- 7.4 Environmental Studies Transport Strategy Team – No objections - The revised site plan eliminates the risk of rail noise intrusion, but care should be taken to ensure that internal noise levels within the proposed development comply with those laid out in BS 8233, and that daytime garden noise levels meet WHO guidelines.
- 7.5 Highways - No objections, the access route to the site is narrow but Tyersal Close forms a loop and the site can be accessed from 2 directions and meets with the technical guidance set out for adopted highways serving up to 200 dwellings in the Street Design Guide. Conditions should be attached to any approval.
- 7.6 West Yorkshire Police – No objections. The gaps between the gables of the individual houses will include timber gates at 1.80m high to protect the rear garden areas and these have been indicated on the plans. The rear garden areas will be protected and screened by vertical boarded 1.80m high timber fences with the fence posts on the inside. The houses will be fitted with intruder alarms. The developer is encouraged to achieve secured by design certification.
- 7.7 Children Services – No significant impact is anticipated from this proposal for the following reasons, provided by Children Services.

Estimated demand generated by the proposed development

Based on 23 dwellings we would estimate that this proposed development would generate approximately 6 primary school age child in total (1 per year group) and 2 secondary school age pupils in total (0.5 per year group).

Impact on primary places

The primary school nearest to the proposed development is the Co-op Academy Beckfield (formally Pudsey Tyersal Primary School), which is situated approximately 0.4 miles walking distance from the site. The school has a Published Admission Number of 30 which means it can admit up to 30 children each year in to reception. The proposed development and the Co-op Academy Beckfield are very close to the Leeds-Bradford border and there are also three Bradford primary schools (Fearnville, Thornbury Academy and Carrwood) within a reasonable walking distance of the site. The next nearest Leeds primary school is Pudsey Bolton Royd which is 1.5 miles walking distance from the proposed development. The site is also very close to another housing development (Tyersal Lane, Tyersal) which is currently under construction which may also lead to increases in local schools.

Based on current data, it is anticipated that the primary pupil yield from this proposed development could be accommodated within existing local schools without the need for any additional places. However the numbers of children on roll at schools may change over time so it isn't possible at this stage to be specific about which school(s) may be able to accommodate any primary aged children in years 1-6 generated by the proposed development. There is a site allocated for housing at Tyersal Court that includes land identified for school provision, which if it came forward for development in the future would mean that there is the potential for additional primary school places to be developed in the area should the need arise.

Impact on secondary places

Current secondary projections suggest that demand is expected to outstrip the total available number of school places in the west of the city from 2019 onwards. Although any additional demand from new housing will exacerbate this situation further, the anticipated pupil yield from this proposed development is very small and is therefore unlikely to have a significant impact.

- 7.8 Local Plans – Initial objections over housing mix and housing capacity for the site. Since this comment though the site has been reduced in number and the applicant has provided a statement regarding housing mix (referred to in appraisal section below). The site lies within the regeneration priority area of the Leeds Bradford Corridor.
- 7.9 Contaminated Land – The Phase 1 submitted identifies that a phase 2 investigation is required. Conditions are recommended.
- 7.10 Landscape – Objections raised originally, revised tree information and a robust landscape scheme have been received. No additional comments have been received to date.

8.0 PLANNING POLICIES

National Planning Policy Framework

- 8.1 Para 49 Presumption of sustainable development

Para 56	Importance of Good Design
Para 61	Importance of connections between people and places
Para 63	Raising the standard of Design
Para 72	Duty to ensure availability of school places
Para 73	Access to high quality open spaces
Para 80	Purposes of the Green Belt
Para 87	Development of Green Belt, only in special circumstances
Para 89	Appropriate types of development in the Green Belt

Core Strategy

8.2 The following core strategy policies are considered most relevant

SP1	Location of Development
SP4	Regeneration Priority Programme Areas – includes Leeds Bradford Corridor
SP6	Housing requirement and allocation of housing land
SP7	Distribution of housing land and allocations.
H1	Managed release of sites
H2	New housing development on non-allocated sites
H3	Density of residential development
H4	Housing mix
H5	Affordable housing
G4	New greenspace provision
EN5	Managing flood risk
T1	Transport management
T2	Accessibility requirements and new development
P10	Design
P12	Landscape
N24	Transition between development and the Green Belt

Saved Policies - Leeds UDP (2006)

8.3 The following saved policies within the UDP are considered most relevant to the determination of this application:

GP5	Development Proposals should resolve detailed planning
BD6	All alterations and extensions should respect the scale, form, detailing and materials of the original building.
N25	Landscape design and boundary treatment
T7A	Cycle parking guidelines

8.4 Supplementary Planning Policies

Building for Tomorrow Today – Sustainable Design and Construction (2011): Sustainability criteria are set out including a requirement to meet BREEAM standards.

Natural Resources and Waste Development Plan Document

Neighbourhoods for Living – A Guide for Residential Design in Leeds

National Technical Housing Standards (not adopted)

SPG Neighbourhoods for Living

SPD Parking

Leeds Street Design Guide

Designing for Community Safety – A residential Design Guide

9.0

MAIN ISSUES

- Principle of Development
- Layout and Design
- Amenity and Spacing Considerations
- Highways and Parking
- Landscaping and Trees
- Greenspace
- Planning Obligations and Community Infrastructure Levy
- Representations
- Conclusion

10.0

APPRAISAL

Principle of Development

- 10.1 The site is a vacant Greenfield site, which is unallocated within the Leeds UDP however, the site is allocated for housing within the Site Allocation Plan through the Core Strategy of which it identifies the site as phase 1 delivery with a potential capacity of 27 units. The NPPF acknowledges that development proposals should accord with the development plan, but also has regard for flexibility to rapid change and demand.
- 10.2 The reason this application is to be considered at Plans Panel is the objection from Cllr Seary on prematurity grounds. The site is allocated as Phase 1 within the Site Housing Allocations Plan (HG2-70, Tyersal Lane). The site assessment carried out for the Draft site Allocation Plan notes that the site sits within the Main Urban Area Extension and within the Leeds Bradford Corridor Regeneration Priority Area. The site is not considered to be wholly accessible in relation to accessibility criteria, with public transport not meeting the 15 minute criteria that is recommended. However there is good provision of local schools and capacity on local road networks. On balance therefore the site is proposed under phase 1 as being better than other greenfield sites, and contributing to the aims of the Regeneration Priority Area.
- 10.3 The SAP Housing Background Paper recognises the significance of maintaining a 5 Year Housing Land Supply (YHLS). It specifies the circumstances where phasing could be altered. In particular, Paragraph 6.3 explains that "... Phases are not time limited but movement between phases will happen when the Council is no longer able to maintain a 5YHLS and needs to supplement its deliverable pool of sites from the next phase in the Plan period". Therefore the release of this proposed phase 1 site would not adversely impact this site and significant weight must be attributed to the benefit of bringing forward a deliverable site in the absence of a 5 Year Housing Land Supply and providing much needed housing to this suburb of Leeds. The proposal wouldn't be considered premature given the highly advanced stage of the Site Allocation Plan and the fact that it is to be allocated for housing, it would be considered premature if it was safeguarded in the SAP. There was limited objection to the proposal in the consultation on the draft SAP. Significant weight can therefore be attributed to the proposed allocation.
- 10.4 Spatial Policy 1 of the Adopted Core Strategy relates to the location of development and confirms the overall objective to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels

of accessibility, priorities for urban regeneration and an appropriate balance between brownfield and Greenfield land. It advises that the distribution and scale of development will be in accordance with the following principles:

- i) The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will contribute to development needs with the scale of growth having regard to the settlement's size, function and sustainability.
- ii) In applying (i) above, the priority for identifying land for development will be as follows: (a) – Previously developed land and buildings within the Main Urban Area/relevant settlement; (b) – Other suitable infill sites within the Main Urban Area/relevant settlement; and (c) – Key locations identified as sustainable extensions to the Main Urban Area/relevant settlement.
- (iii) For development to respect and enhance the local character and identity of places and neighbourhoods.

10.5 The application site is considered to be an extension to the main urban area of, Tyersal, Leeds which lies directly adjacent to the west, south and east of the site. It is therefore considered to fulfil the general objectives of policy SP1.

10.6 Spatial Policy 6 of the Core Strategy relates to the City's Housing Requirement and the allocation of housing land. It confirms that the provision of 70,000 (net) new dwellings will be accommodated between 2012 and 2028 with a target that at least 3,660 per year should be delivered from 2012/13 to the end of 2016/17. Guided by the Settlement Hierarchy, Spatial Policy 6 confirms that the Council will identify 66,000 dwellings (gross) to achieve the distribution in tables H2 and H3 in Spatial Policy 7 using the following considerations, Sustainable locations, Preference for brownfield and regeneration sites, the least impact on Green Belt purposes, Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes, The need for realistic lead-in-times and build-out-rates for housing construction, The least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation, and Generally avoiding or mitigating areas of flood risk.

10.7 In response to these considerations, it is considered that the proposal is located in a sustainable location, as an extension to a main urban area, which is already served by local amenities and public transport. Spatial Policy 6 does express a preference for brownfield and regeneration sites and it is accepted that this site is Greenfield and is adopted within the Site Allocation Plan. It is accepted that neither application of Policy SP1 above, and neither Spatial Policy 6 nor the NPPF preclude the development of Greenfield sites.

10.8 The proposal complies within general objectives policies H1 and H2 which are concerned with new housing developments. This is due to the fact the proposal protects Green Belt land, delivers a sizable number of units. The proposal also delivers a mix of housing (4-7 bed accommodation) which meets the objectives of policy H4 (which is concerned with Housing Mix). It is noted that that the proposal would deliver larger homes with no 2 – 3 bedroom properties evident. The reasoning behind this is that the applicant carried out a consultation exercise within the community prior to submitting this application which highlighted the demand for larger homes in this area. The policy does set out that development should include an appropriate mix of dwelling types and sizes taking account of the nature of the

development and the character of the location, on these grounds it is not considered that the mix of houses is harmful to the delivery of homes in this area.

- 10.9 The scheme delivers a density of 20.45 dwellings per hectare. Policy H3 states in Fringe Urban Areas a density of 35 dwellings per hectare should be sought so the proposal does fall short of this. However the pre-revision proposal for 23 houses was considered to take the density calculation too high. The revised proposal therefore allows for greater space around dwellings which will enhance amenity and reflect the larger size of the properties being proposed (in terms of bedroom numbers).
- 10.10 It is considered the site is located within a sustainable location, within a suburban area, with access to public transport. It is therefore considered the proposals meet the requirements of policies contained within the Core Strategy and is therefore acceptable in principle, subject to all other material planning considerations.

Layout and Design

- 10.11 The site would create a new suburban residential complex that retains the character of the general form of development which lies on the opposite side of Tyersal Close and Tyersal Avenue, which contains a mixture of housing types and ages.
- 10.12 The layout has been subject to much negotiation between Officers and the applicant. The scheme has been amended to address the previous concerns which related to spacing, design and layout. The layout of the scheme is considered to be relatively generous in terms of the spacing between the dwellings, rear garden sizes, and the density of the development. Most dwellings have side driveways, which provide a good degree of visual relief throughout the scheme. The majority of dwellings comply with 10.5m minimum rear garden depths, as required by SPG13 (Neighbourhoods for Living), it is noted that plots 9 and 10 do not comply with the required 10.5m, the lengths of these are 9.6m. However, these are still seen to provide a good level of garden space, given the dwellings size and that the proposed gardens would comply with two thirds the total floor space requirement. Therefore the shortfall is considered acceptable.
- 10.13 The proposal includes a full landscaping scheme which shows planting throughout the site and the site boundaries, and is considered acceptable. It is considered that the scheme accords with the general design principles of the adopted SPG 13' Neighbourhoods for Living- A Guide for Residential Design', with regard to minimum spacing standards and general design principles.
- 10.14 The actual elevation details of the dwellings are relatively simple and all include heads and cill details to the windows. All dwellings are two storeys in height. All eighteen of the dwellings feature front bay windows with canopies to the front which adds detail and interest to their main elevations. Seven dwellings feature integral garages which have ground floor surveillance and eleven feature detached garages to the rear/side.
- 10.15 The LPA consider that either artificial stone or brick would be acceptable in this location, given the diversity of materials in this area. The applicant has specified artificial stone. An appropriate condition will be worded giving the choice to the applicant of either artificial stone or brick. The roofs would be covered in concrete tiles, also secured by condition, matching the appearance of the dwellings within the immediate vicinity in terms of height and general form which is considered to preserve the character and appearance of the wider street scene.

- 10.16 During the course of consideration of the application amendments have been requested in terms of the roof height and the dominance which was viewed to be created by this which was viewed as out of character. After revisions have been secured, the overall height of the dwellings have been reduced. The proposal would now match the roof pitch of surrounding dwellings and follow the context of the area. The proposal is considered compliant with policy P10 of the Core Strategy and GP5 of the saved UDP.
- 10.18 The dwellings vary in size. The table below highlights the differences of the proposed floor spaces of the dwellings on this scheme, when compared to the Department for Communities and Local Government - Technical housing standards – nationally described space standard. The government’s Planning Practice Guidance advises that where a Local Planning Authority wishes to require an internal space standard it should only do so by reference in the local plan to the nationally described space standard. With this in mind the city council is currently looking at incorporating the national space standard into the existing Leeds Standard via the local plan process, but as this is only at an early stage moving towards adoption, only limited weight can be attached to it at this stage.

Number of bedrooms	Proposed units size (Sqm)	DCLG Minimum Standard (Sqm)
4 (including study)	163	130
5 (including study)	166 – 216	134
6 (Including playroom and study)	238 - 332	138
7 (Including playroom and study)	301	138 (6 Bedroom)

- 10.19 The size of accommodation proposed would exceed the minimum space standards. In summary the design, character and appearance of the scheme is considered positive and thus acceptable with the proposals providing a good level of amenity for occupants. Conditions are attached which require the submission of appropriate, sympathetic materials prior to commencement.

Amenity and Spacing Considerations

- 10.20 The proposed row of dwellings to the east of the site would retain at the closest 12.5m to the rear boundary and 42m to the rear elevation of the dwellings fronting Tyersal Avenue.
- 10.21 To the north, the proposed row of dwellings would retain 9.6m at the closest to the rear boundary. It is acknowledged that this would fail to achieve 10.5m, however the dwellings boundary would join the side boundary of number 77 Tyersal Avenue, which benefits from a garden 84m long. This garden area is enclosed by fencing 1.8m high, as such no impact upon loss of privacy is considered to be created by this aspect. The first floor bedroom windows to this plot would retain at least 7.5m to the rear boundary, compliant with SPG 13 Neighbourhoods for living. The row of dwellings to the east would overlook towards Greenbelt and open fields. Therefore, no impact of overlooking is seen to be created by this aspect.
- 10.22 When considering the amenity of future residents, the proposal has been revised during the planning stage and as a consequence the numbers of dwellings have been reduced which has resulted in larger gaps between the dwellings, that would

comply with the recommended distance as specified within SPG 13 Neighbourhoods for living, 3.5m from side to side. This creates a spacious development which would follow the context of the area. An average distance of 21m would be retained from the front of dwellings to the west to the front of the dwellings to the east of the cul-de-sac. The garden sizes of all plots are also considered to comply with two thirds total floor space, as recommended in the SPG13.

Highways and Parking

- 10.23 Highways colleagues have been consulted and raise no objections, subject to conditions. Highways have commented that the access route to the site is narrow but Tyersal Close forms a loop and the site can be accessed from 2 directions and meets with the technical guidance set out for adopted highways serving up to 200 dwellings in the Street Design Guide, it would therefore be difficult to justify an objection to the proposal. The submitted vehicle tracking shows that an 11m x 2.5m 4-axle refuse vehicle could access the site from either direction and the revisions to the layout are acceptable.
- 10.24 Each dwelling would provide at least two/ three off street parking spaces in addition to a detached/integral garage which would also provide a bike store area. Parking on-street could however cause an issue with obstruction/congestion and consequently it is recommended that p.d. rights to convert the garages to non-vehicular use be applied so that the issue can be assessed properly to ensure each plot retains sufficient off-street parking. It is considered that the proposal complies with policy T2 of the adopted Core Strategy.

Landscaping

- 10.25 The site lies adjacent to the Green Belt to the North and East boundary. These boundaries are approximately 134m and 131m in length. This application includes landscaping buffers along these boundaries consisting of beech and native hedging to provide a degree of assimilation to the adjacent Green Belt land.
- 10.26 Policy N24 which is concerned with landscaping buffers to the Green Belt, allows for this buffer to be located on Green Belt land, which falls within the red line boundary of the site. It is considered that the proposal complies with policy N24 and would provide a good degree to assimilation between the proposed built environment and adjacent Green Belt.
- 10.27 The site did originally benefit from numerous mature trees which were evident for a number of years. During the consideration of the application the site has been cleared with the majority of trees removed. The trees in question did not benefit from any protection and as such these could be removed without any prior notification.
- 10.28 The details of the proposed landscape including plants/ trees, their sizes, and density of planting has been provided through a revised plan. As such a full detailed landscaping scheme has been provided which is deemed acceptable, a condition will be attached stating that the development shall be carried out in line with the Landscape Management Plan, provided by FDA landscape.

Greenspace

- 10.29 The proposed layout originally didn't include any on site or offsite Greenspace provision. Following the advice of Policy G4 of the adopted Core Strategy which states

on-site provision should equate to 80 sq m per unit. Local Plans have calculated the cost of providing this amount of greenspace offsite at £67,264.47

- 10.30 The applicants have stated that making a commuted sum of £67,264.47 would render the scheme unviable, and the level of profit would be further reduced.
- 10.31 Subsequently, the applicants have offered an area of land to the north-west of the site, which has been purchased by the applicant. The application has been amended to include this land which lies in the Green Belt. In order to comply with Green Belt policies and to preserve its openness, this land would need to be left undeveloped and not formally laid out. The public open space would feature a sweeping path linking this new development to Tyersal Avenue with meadow grass and various tree planting to soften its impact upon the Green Belt and to comply with policy N24.

Affordable Housing/ CIL Contribution/ Viability Issues

- 10.32 The application has been supported by a Viability Appraisal, which includes making a full CIL contribution of £143,730. The District Valuer has concluded that making this CIL contribution provides no scope to deliver Affordable Housing and that the scheme is unviable as the profit expected would be below the accepted industry norm. The District Valuer has confirmed that a scheme with Affordable Housing and CIL payments would deliver a scheme with a 2.82% profit. A profit of 9.35% would be delivered from the scheme with only CIL payments taken, this is below the norm of expected of usual profit level, the expected minimum profit return is 17.5%. The report on the appraisal is provided as an appendix for information.

11.0 CONCLUSION

- 11.1 In reaching a recommendation to approve the proposed development, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise and in this case, it is determined that the proposed development is in accordance with the development plan and there are no overriding material considerations to indicate otherwise. The application is therefore recommended for approval.
- 11.1 In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development as set out within the NPPF. This proposal is considered to represent sustainable development as set out in the NPPF. Members are therefore recommended to grant planning permission for the proposal subject to the conditions set out at the start of this report.

Background Papers:

Certificate of ownership: signed by applicant.

Planning application file. 17/08294/FU

APPENDIX 1: FINANCIAL VIABILITY REPORT

Andrew Perkins
Planning Officer
Planning Services South
Leeds City Council
Merrion House
110 Merrion Centre
LEEDS
LS2 8BB

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

Our Reference : 1662043/SC
Your Reference : 17/08294/FU

Date : 5th July 2018

IN CONFIDENCE

Dear Andrew

DVS Independent Review of a Development Viability Appraisal

Proposed Development Scheme:	Land at Tyersal Close, Tyersal Close, Leeds, BD4
Scheme:	18 Residential Dwelling Apartments
Planning Ref:	17/08294/FU
Applicant:	SLJ (Wakefield) Ltd
Applicants Agent:	SLJ (Wakefield) Ltd

1. Introduction

Further to your instructions dated 4th January 2018 and my Terms of Engagement dated 14th January 2017. I have now inspected the site and reviewed the viability assessment prepared by SLJ (Wakefield) Ltd on behalf of the applicant, and I am pleased to supply my report.

It is understood that Leeds City Council Planning Authority require an independent opinion of the viability information provided by SLJ (Wakefield) Ltd, in terms of the extent to which the accompanying appraisal is fair and reasonable and whether the assumptions made are acceptable and can be relied upon to determine the viability of the scheme.

I note that the applicant original appraisal was for 23 dwellings. As a result of further discussions between Leeds City Council and the applicant the scheme has been reduced to 18 dwellings.

My appraisal is based on a revised 18 dwelling scheme.

The report gives overview of the applicant's viability appraisal, then provides advice on those areas of the appraisal, which I consider to be incorrect, along with justifications where appropriate. A summary of the key differences of opinion and impact is then provided.

This report explains that it is my independent conclusion that the planning policy compliant scheme with 20% Affordable Housing and £143,730 CIL is unviable.

Further you have asked ourselves to amend the report to advise on the developers profit level, for a fully compliant scheme and a scheme with no affordable homes and CIL only, and advising whether these profit levels are commercially acceptable.

2. Assumptions and Limitations

This report is for the purposes of determining viability. It is not a Red Book Valuation Report.

I have based my report on the information provided within SLJ (Wakefield) Ltd Financial Appraisal B - With 3 Affordable Housing Units Updated 25/04/2018.

3. Date of Viability Review

The viability review has been assessed at May 2018, adopts values, and built costs at this time. I note that the applicant's review is undated and have assumed that the applicants report has been prepared within the last three months. It is my opinion that the conclusions regarding viability remain valid as at the date of this report.

4. Viability

This report remains valid for 6 (six) months from the date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

5. Conflict of Interest

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.

6. Restrictions on Disclosure and Publication

The report has been produced for Leeds City Council. The report should only be used for the stated purpose and for the sole use of your organisation and your professional advisers. No responsibility whatsoever is accepted to any Third Party who may seek to rely on the content of the report unless previously agreed.

It is understood that the report may be made available to the applicant and their viability adviser listed above. It is agreed that your authority and applicant/their viability adviser will neither make available to any Third Party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

This report is considered Exempt Information within the terms of paragraph 9 of Schedule 12A to the Local Government Act 1972 (Section 1 and Part 1 of Schedule 1 to the Local Government (Access to Information Act 1985) as amended by the Local Government (access to information) (Variation) Order 2006 and your Council is expected to treat it accordingly.

7. Status of Valuer

It is confirmed that the viability assessment has been carried out by myself, [REDACTED] RICS Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the viability assessment competently and is in a position to provide an objective and unbiased viability assessment.

The assessment of the applicant's viability assessment has been prepared in accordance with the recommended practice set out in the Royal Institution of Chartered Surveyors (RICS) Financial Viability in Planning Guidance Note (1st Edition); the RICS Valuation - Professional Standards 2014 UK Edition; the National Planning Policy Framework; and where appropriate the Viability Testing Local Plans (Harman) Report.

I have inspected the site and am familiar with the area and property values in the locality.

As part of the DVS Quality Control procedure, this report and my appraisal has been reviewed by [REDACTED], RICS Registered Valuer.

8. Background

The site is a rectangular shape Greenfield land, which is currently vacant and overgrown. The site area is approximately 0.82 hectares (2 acres). The west and south of the site are surrounded by residential dwellings.

The site is approximately 2.5 km west of Pudsey Town centre. Access into the site is via Tyersal Close.

I am not aware of any previous planning applications relating to the site.

9. Applicant's Assessment

I have disregarded the appraisals submitted within the original SLJ (Wakefield) Ltd report titled Affordable Housing Financial Viability Appraisal dated 15 December 2017. Instead I have adopted the SLJ (Wakefield) Ltd appraisal titled Financial Appraisal B - With 3 Affordable Housing Units Updated 25/04/2018, as this is an updated appraisal based on the 18 units.

I have not conducted any negotiations with SLJ the applicant or any of their other advisers.

The proposed amended development totals 18 dwellings of various houses types and sizes. Total floor area of 3,835m².

I make no comment about the density, design, efficiency, merit or otherwise of the suggested scheme. However I believe the size of the dwelling are considered to be larger (and the density lower) than those typically built in the surrounding area.

I have based the house type, size and number of units off the Schedules of Accommodation provided – Updated 17/04/2018.

In summary, SLJ appraisal allows no costs towards Section 106 contributions, but has a CIL contribution of £150,225 and 3 affordable dwellings. This is based on a scheme of 18 Dwellings. Leaves a profit of £158,468, which equates to a 3.4% profit on cost. The implication is that this is below the required level of developers profit and as a result the scheme is unviable.

The scheme including affordable units is as follows:

Market Housing		
Type	Bedrooms	Units
D1 Detached	4	1
D2 Detached	5	1
D4 Detached	4	3
S1 Semi	3	5
S2 Semi	4	3
S3 Semi	3	2
D3 Lower Decile	4	1
S1 Lower Decile	3	1
S2 Lower Quartile	4	1

10. SLJ (Wakefield) Ltd Appraisal Assumptions

10.1 Development Period

The appraisal and report by SLJ (Wakefield) Ltd makes no assumptions in terms of development period.

I have assumed a 2 month lead in period followed by 12 month development period. With sales commencing 5 months into the construction period, selling 2 units per calendar month.

10.2 Revenue - Gross Development Value (GDV)

I have considered the applicant's GDV of £4,825,674. I would comment as follows:

10.3 Market Housing Revenue

I have first considered the reasonableness of the sales prices for the Market Housing.

SLJ (Wakefield) Ltd have applied sales values ranging from £118.54 per sq ft (£1,276 per m²), to £125.04 per sq ft (£1,346 per m²). The details are as follows:

Type	Beds	Units	Sq.m (each)	Sq.m (Total)	£ per sq.m	£ each	£ Total
D1 Detached	4	1	315	315	1,268.84	400,000	400,000
D2 detached	5	1	219	291	1,288.66	375,000	375,000
D4 Detached	4	3	254	762	1,456.69	370,000	1,110,000
S1 Semi	3	5	155	775	1,483.87	230,000	1,150,000
S2 Semi	4	3	213	639	1,220.66	260,000	780,000
S3 Semi	3	2	203	406	1,354.68	275,000	550,000

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 2016 in the surrounding post code areas.

The report by SLJ (Wakefield) Ltd provides no comparable evidence to support their sales figures.

I have also considered a number of new development sites within the local area and also looked at evidence provided by sales of existing stock within the locality of the site.

I would therefore comment as follows:-

Miller Homes Scheme – Mill Race Lane

Mill Race Lane is located off Dick Lane Tyersal. This is a scheme developed by Miller homes and is less than a mile from the subject site. The scheme has a mix type of units ranging from 3 – 5 bed mews and detached properties and some 1 – 2 bed apartments. The scheme is now complete with the most recent sales evidence is summarised as follows;

Scheme	Date	Property Type	Beds	Storeys	Mean Sales Price	Mean Area sq.m (GIA)	Mean price/sq.m
Miller Homes	May 16	Semi-detached	3	3	£138,781	93.5	£1,484
Miller Homes	Mar 16	Semi-detached	4	3	£142,495	107.1	£1,330
Miller Homes	Mar 17	Detached	4	3	£175,155	119.9	£1,461
Miller Homes	Mar 17	Detached	5	3	£212,505	148.8	£1,428
Miller Homes	Apr 16 – Oct 17	Terrace	4	3	£155,993	108.2	£1,444
Miller Homes	Sep/Oct 16	Terrace	3	3	£150,258	93.5	£1,607

Leeds Bradford Properties- Tyersal Road

This scheme is located on Tyersal Road. This is a small scale developments of 3 detached houses which have been sold as follows;

Scheme	Date	Property Type	Beds	Storeys	Mean Sales Price	Mean Area sq.m (GIA)	Mean price/sq.m
Leeds Bradford Properties	Jul/Aug 17	Detached	4	2	£175,000	118.2	£1,481
Leeds Bradford Properties	Dec 17	Detached	3	2	£200,000	124.1	£1,611

Gleeson – Carrwood Park

This is an ongoing Gleeson's development of a mix 2-4 bedroom properties. Below shows the sales price for different property types. Carrwood Park is approximately 1.5 miles away from the subject site.

Scheme	Address	Sale Date	Type	Price	Area sq.m (GIA)	Price Per sq.m
Gleeson	43 Tyersal Lane, BD4 0FH	30-Jun-17	Detached	£167,995	99	£1,696.92
Gleeson	55 Tyersal Lane, BD4 0FH	01-Jul-17	Terrace	£108,995	60	£1,816.58
Gleeson	53 Tyersal Lane, BD4 0FH	01-Jul-17	Semi-detached	£125,885	71	£1,774.58
Gleeson	57 Tyersal Lane, BD4 0FH	01-Jul-17	Terrace	£119,995	71	£1,690.07
Gleeson	41 Tyersal Lane, BD4 0FH	01-Jul-17	Detached	£139,995	72	£1,944.38
Gleeson	51 Tyersal Lane, BD4 0FH	01-Jul-17	Terrace	£129,995	75	£1,733.27
Gleeson	8 Saxon Place, BD4 0FB	28-Feb-18	Semi-detached	£125,995	71	£1,774.58
Gleeson	10 Saxon Place, BD4 0FB	28-Feb-18	Detached	£133,995	72	£1,861.04
Gleeson	1 Saxon Place, BD4 0FB	31-Jan-18	Detached	£166,995	97	£1,721.60
Gleeson	12 Saxon Place, BD4 0FB	22-Dec-17	Semi-detached	£109,995	76	£1,447.30
Gleeson	12 Thornton Grove, BD4 0FF	20-Dec-17	Semi-detached	£109,995	61	£1,803.2
Gleeson	10 Thornton Grove, BD4 0FF	20-Dec-17	Detached	£132,995	72	£1,847.15
Gleeson	14 Thornton Grove, BD4 0FF	18-Dec-17	Semi-detached	£103,995	61	£1,704.84
Gleeson	5 Thornton Grove, BD4 0FF	15-Dec-17	Detached	£139,995	72	£1,944.38
Gleeson	3 Thornton Grove, BD4 0FF	04-Dec-17	Semi-detached	£125,995	72	£1,749.93
Gleeson	1 Thornton Grove, BD4 0FF	09-Nov-17	Semi-detached	£121,995	72	£1,694.38

The proposed units to be built are significantly larger and incorporate 2nd floor accommodation, as such there are no direct comparables. I don't deem it appropriate to apply a price per sq.m, based on the above comparables, onto the submitted scheme as

these will generate a sales price above the local market demand as the size of the proposed units are a lot larger compared to the comparables.

I have therefore adopted the applicant's sales price for the property as there is no clear evidence to suggest otherwise.

My values are detailed below:

Gross Development Value (GDV)							
Type	Beds	Unit	NSA sq m (each)	NSA Sq m (total)	£ per sq m	£ each	Total
D1 Detached	4	1	315	315	£1,269.84	£400,000	£400,000
D2 Detached	5	1	291	291	£1,288.66	£375,000	£375,000
D4 Detached	4	3	254	762	£1,456.69	£370,000	£1,110,000
S1 Semi-detached	3	5	155	775	£1,483.87	£230,000	£1,150,000
S2 Semi-detached	4	3	213	639	£1,220.66	£260,000	£780,000
S3 Semi-detached	3	2	203	406	£1,345.68	£275,000	£550,000
Sub Total		18		3194			£4,365,000

10.4 Affordable Housing

SLJ (Wakefield) Ltd appraisal titled - Financial Appraisal B - With 3 Affordable Housing Units Updated 25/04/20. Has included 3 affordable homes which equates to 16.67%. The split is two lower decile homes at a rate of £645 per sq.m and one lower quartile homes at £828 per sq.m.

D3 Detached Lower Decile	4	1	272	272	£645.04	£175,251	£175,251
S1 Semi Lower Decile	3	1	155	155	£645.04	£108,425	£108,425
S2 Semi Lower Quartile	4	1	214	214	£828.10	£176,998	£176,998

I have applied the same areas and sales price but achieved a different value for the units, also in S1 Semi Lower Decile I have a smaller floor area as I have excluded the garage area.

D3 detached Lower Decile	4	1	272	272	£645	£175,440	£175,440
S1 Semi Lower Decile	3	1	155	155	£645	£99,975	£99,975
S2 Semi Lower Quartile	4	1	214	214	£828	£177,192	£177,192
							£452,607.00

10.5 Ground Rent Revenue

I have assumed that the houses will be sold freehold. If this is incorrect please let me know.

10.6 DVS Gross Development Value (GDV)

My opinion of the GDV for the scheme comprises:

Market Housing	£4,365,000.00
Affordable Housing	<u>£ 452,607.00</u>
Total GDV	£4,817,607.00

SLJ (Wakefield) Ltd GDV is £4,825,674,000.

As part of any future negotiations or appeal process, and in the event of further or better sales evidence, I may revisit this opinion of GDV.

10.7 Construction Costs

SLJ (Wakefield) Ltd based their construction cost on a rate of £875/m² for the build cost of the units and £55/m² for external works.

I consider that their construction costs are reasonable and have accepted their figure, but applied 7.25% to externals which includes the mains and services, rather than a price per sq.m or unit cost.

I have included construction cost for garages into my appraisal. Single at £7,500 per garage and doubles at £12,000 per garage. I believe this to be an omission by the applicant.

10.8 Abnormal Costs

SLJ's (Wakefield) Ltd appraisal provides some abnormal costs.

Surface Water Attenuation	£70,000
---------------------------	---------

These fees seem reasonable compared with other schemes of this size and scale, therefore I have adopted these figures into my appraisal.

Ideally abnormal costs would be examined by a DVS Quantity Surveyor (QS) or an independent expert as part of this review. This has not been required in this case.

If viability is contested and abnormal costs are to be a significant contributing factor the matter could be looked at, at a later stage by a DVS QS or another adviser to the Council.

10.9 Planning Obligations

SLJ (Wakefield) Ltd included the following s106 cost.

- Community Infrastructure Levy (Based on the CIL £45 per sq.m) = £150,225.00

Total - £150,225.00

I have calculated a CIL rate of £143,730, on a planning compliant scheme as CIL is not charged on affordable homes.

Please note for a scheme with no AH I calculate CIL to be £172,215

I have not been provided with any other S106 payments so have assumed there are none payable.

10.9 Section 106 Hierarchy and Timing

Regarding the timing of these contributions I note that SLJ (Wakefield) Ltd have not confirmed the sum of money that is available for Section 106 costs and have also not considered the timing of these costs. I have in my own appraisal spread the costs over the construction period.

10.10 Professional Fees

The applicant has put down individual professional fees and site investigation costs. These costs equate to 3.15% of build costs. I consider this is below what I might expect a reasonable developer to pay so I have increase it to 5% of build costs which gives me a total figure of £183,338.

Note I have also assumed that within the professional fees would be the cost of the site investigation work.

10.11 Finance

The applicant's has a budgeted a cost of finance at £50,000 and having an extra £10,000 relating to bank fees. In calculating the cost of finance for the scheme I would recommend a debit rate of 6%. I would also recommend that credit be included to reflect the reality that once the scheme is in credit a developer will use this to offset their debt elsewhere. A 2% credit rate has been included in my appraisal. I calculate my finance figure cost to be £59,431, plus an arrangement fee of £10,000 which equals a total finance cost of £69,431.

10.14 Profit

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.

SLJ (Wakefield) Ltd report states that based on 18 dwellings the residual profit margin equivalent to 3.4% of total cost. They imply that this is insufficient for the scheme to be viable. I agree a profit at this low level would not be brought forward for development

For my review I have adopted 17.5% of revenue for the market housing and 7% profit on cost for the affordable housing. I consider profit margins at these levels to be well supported by other similar developments DVS have appraised and reviewed across the region. Evidence can be supplied in a private forum if required.

To demonstrate viability therefore I am looking for the residual figure for profit of a planning compliant scheme to show a positive profit level in excess of 16.7% of GDV, a blended profit the rates detailed above. I have fixed this appraisal input.

10.12 Land Value

The applicant has stated within the report that they consider that the benchmark land value for the scheme for viability purposes is £425,000 this equates to a rate of £212,500 per acre. This is understood to be based upon the agreed purchase price of the site.

The site is a greenfield site and at the date of the original planning application was subject to the Local Plan policies (Site Allocations Plan Publication Draft dated 2015). The site within the Local Plan was allocated under the SAP for residential use (ref HG2-70).

The site abuts existing residential areas. In terms of planning status it is understood that the site that subject to meeting policy requirements would be likely to gain residential planning permission. The provision of affordable housing is the main item in dispute, and whether this can be viable depends on the Site Value benchmark.

Professional Guidance

In order to judge the reasonableness of the applicant's figure DVS have referred to Professional Guidance notes. The main publication which assist surveyors in Viability Appraisals is the "Financial Viability and Planning" August 2012 guidance note by the Royal Institution of Chartered Surveyors (RICS).

In terms of key points to consider in relation to this viability review the RICS Guidance states at:

Paragraph 3.6.1.2 It is for the practitioner to consider the relevance or otherwise of the actual purchase price, and whether any weight should be attached to it, having regard to the date of assessment and the Site Value definition"

the definition is provided at Para. 2.3.2 (Box 7) as

"Site value should equate to the Market Value subject to the following assumptions that the value has regard to the development plan policy and all other material planning consideration and disregards that which is contrary to the development plan"

This is expanded at paragraph 3.4.5 The Site Value will be based on market value, which will be risk-adjusted, so it will normally be less than current market prices for development land for which planning permission has been secured and planning obligation requirements are known. The practitioner will have regard to current use value, alternative use value, market/ transactional evidence including the property itself if that has recently been subject to a disposal/acquisition, and all material considerations including planning policy in deriving the Site Value.

I have looked at market evidence at this is inconclusive, producing a wide range of values, i have been unable to establish the abnormal developments costs.

This difficulty in sourcing suitable comparables and agreeing the analysis is why valuers often turn to benchmarks and general tone of what volume housebuilders are applying to their viability agreements to judge the reasonableness of the natural residual land figure.

Therefore in determining the Benchmark Land Value (BLV) for the site I have considered other recent benchmark land values on other schemes in the vicinity of the subject site. These are as follows (anonymised for confidentiality)

Date	Location	Size (Acres)	Benchmark Land Value per acre
Sept 2016	Chapel Allerton	3.88	£198,481
Jan 2017	Bramley	1.79	£231,844

Natural Residual Land Value of the Compliant Scheme

For viability it is appropriate to determine the residual value for the site based upon the planning and planning policy requirements, whereby a figure in excess of the CUV would have the potential for a viable development, this residual figure would then be considered next to land owners reasonable expectations.

The natural residual land value of the compliant scheme with full affordable housing, and DVS assumption on abnormal costs gives a negative residual figure of -£60,174.

This clearly would not be acceptable to the land owner.

DVS Conclusion on Site Value

In determining our Site Value DVS have considered the applicant's figure and the approaches detailed above.

I do not agree with using the purchase price as the Site Value. It is higher than benchmarks applied on similar sites.

The Chapel Allerton and Bramley schemes are similar in terms of size of development and are both agreed benchmark land values. These schemes are located in a better area and would attract a higher price per acre compared to the subject.

I am in the opinion a benchmark land value of £175,000 per acre which equates to £346,500 for the site would be acceptable to the landowner.

10.13 Remaining Appraisal Inputs

All other costs have been carried forward into my review. I may not agree with all these inputs, and DVS reserve the right to reconsider these as part of any future discussions.

11. Key Differences

The key differences between the two appraisals are summarised below:

	SLJ (Wakefield) Ltd	DVS	Monetary Difference	Effect on Viability
Garage Build cost	£0.00	£76,500	£76,500	Less viable
Benchmark Land Value	£425,000	£346,500	£78,500	More viable

12. DV Appraisal and Conclusion

As detailed above, I have a difference of opinion on a number of inputs to the SLJ (Wakefield) Ltd appraisal and the cumulative effect is that my planning compliant appraisal with s106 contributions, generates an unviable scheme, there is a deficit of over £670,000

A copy of my appraisal is included in appendix 1.

This report explains that it is my independent conclusion that the planning policy compliant scheme with 20% Affordable Housing and £143,730 CIL is unviable. This scheme produces a developer's profit level of 2.82%. An amended scheme with no affordable homes but with a CIL contribution produces a developer's profit level of 9.35%. Both these profit levels are below the figure of 17.5% of GDV which we consider to be appropriate for a development of this type.

13. Recommendations

If the factual matters above relating to unit numbers, floor areas, planning obligation hierarchy, cost of planning obligations, cost of abnormals etc. are incorrect my report would not be valid and I would have to revise my appraisal and advice.

I recommend that any increase in abnormal or build costs should be reviewed by an Independent Expert.

I would comment that should the SLJ (Wakefield) Ltd projected levels of value of the units be supported by the actual sale values then I would reconsider the requirement of s106 contributions. If however the final sales figures support my valuation then I remain of the opinion that s106 contributions are in fact required.

I emphasise that my appraisal embraces the costs and revenues appropriate to the review date and is therefore valid only if the building construction work commences within 3 months and proceeds at a rate consistent with achieving sales in the market.


If commencement of the works were to be delayed and is then undertaken at some other time when market conditions may be different, then I believe a re-appraisal will be required adopting the costs and revenues then obtaining.

Some of the content of this report may be regarded by DVS or the applicant SLJ (Wakefield) Ltd 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 any of the foregoing with your Authority if you wish. My instruction does not extend to negotiations with the applicant SLJ (Wakefield) Ltd however if your authority think that this would be of benefit this can be facilitated through a separate instruction.

Should the applicant disagree with the conclusions of our assessment, we would recommend that they provide further information to justify the values and costs they have adopted. Upon receipt of further information and with your further instruction, we would be happy to review the information and reassess the schemes viability.

Yours sincerely


RICS Registered Valuer
Principle Surveyor
DVS

Report reviewed by



RICS Registered Valuer

Principal Surveyor DVS

Sector Leader Viability (North) and Local and Devolved Government (Northwest)

Appendix 1 – DVS Appraisal

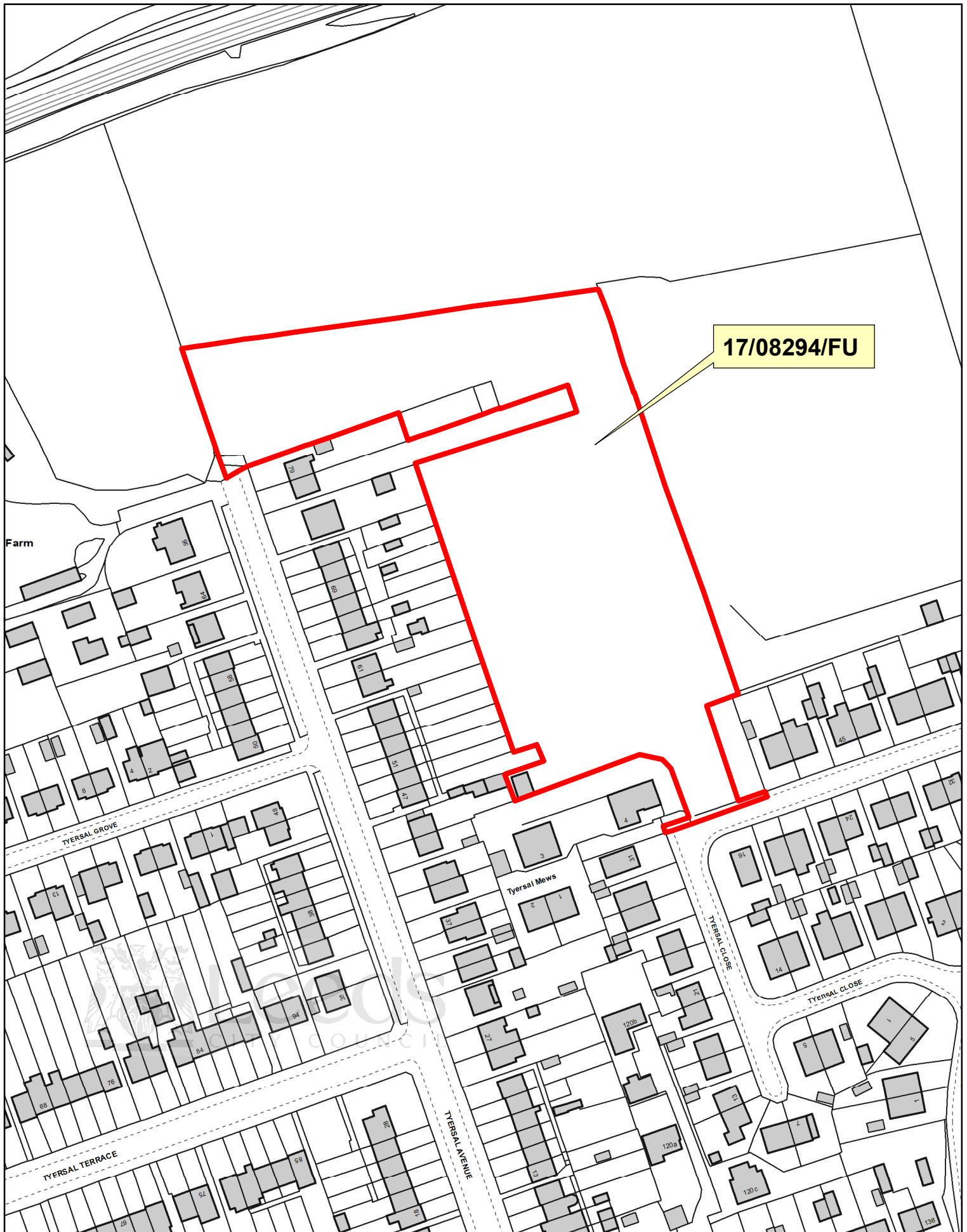
Address	Land off Tyersal Close, Tyersal, Bradford		DVS appraisal	Policy Compliant	Client Ref:	17/08294/FU	Date: 24/05/18	DVS Ref: 1662043
GROSS DEVELOPMENT VALUE (GDV)								
Description	Type	Beds	Units	NSA sq m (each)	NSA sq m (total)	£ per sq m	£ each	£ total
MARKET VALUE								
	D1 Detached	4	1	315.00	315	1,269.84	400,000	400,000
	D2 Detached	5	1	292.00	292	1,284.25	375,000	375,000
	D3 Detached	4	0	272.00	0	0.00	0	0
	D4 Detached	4	3	254.00	762	1,456.69	370,000	1,110,000
	S1 Semi	3	5	155.00	775	1,483.87	230,000	1,150,000
	S2 Semi	4	3	214.00	642	1,214.95	260,000	780,000
	S3 Semi	3	2	204.00	408	1,348.04	275,000	550,000
								AV price per sq m
	Sub totals		15		3,194			4,365,000
								1,367
SOCIAL RENT / INTERMEDIATE								
								Loss in income
	D3 Detached Lower Decile	4	1	272.00	272	645.00	175,440	175,440
	S1 Semi Lower Decile	3	1	155.00	155	645.00	99,975	99,975
	S2 Semi Lower Quartile	4	1	214.00	214	828.00	177,192	177,192
	Sub totals		3		641			452,607
GDV TOTALS								
			Units	AH	Sq M			GDV in income
			18	3	3,835			4,817,607
				16.67%				
GROSS DEVELOPMENT COSTS (GDC) - including land value and developer's profit								
Benchmark / Threshold Land Value								
Gross site area	0.82 Ha		1.98 acre			per gross acre	346,500	
Purchase costs								
Purchase legal	0.5 %				1,733			
Purchase ager	1 %				3,465			
Stamp Duty Land Tax					6,825		12,023	358,523
Standard Construction								
Houses	3,835 sq m GIA			at	875	per sq m	3,355,625	
Single Garages	7			at	7,500.00		52,500	
Double Garage	2			at	12,000		24,000	
Sub total							3,432,125	
Externals	7.00%	of build costs		or	121,338	per gross acre	240,249	all in £ / sq m
Contingency	3.00%	of build costs					110,171	3,782,545
								986

Abnormal Construction									
Water Attenuation								70,000	
									£ / gross acre
Total Abnormal								70,000	35,354
Professional Fees									
Architect, QS, Eng	5.00%		of build costs						183,619
Site investigation									
Ton planning / building regs fees									
Planning Policy Contributions									
CIL	3,194	sq m GIA		at	45	per sq m			143,730
Total Planning Cost									143,730
Disposal									
Marketing and sales	1.50%		of GDV					65,475	
Legals-MV residential sales	15	units		at	500	per unit		7,500	
Legals - AF Residential	3	units		at	250	per unit		750	73,725
Finance									
Interest	calculated by cash flow		6.00% debit		2.00% credit			59,431	
Bank Arrangement								10,000	
									69,431
Developer's Target Profit									
Market Value un	17.50%	of	GDV					763,875	Blended (GDV)
Affordable Units	7%	of	Cost					44,256	808,131 16.77%
TOTAL COSTS									5,489,703

Summary

Total income	4,817,607
Total outgoings	5,489,703
Outcome (any surplus deemed to show a viable scheme)	-672,096

Conclusion: UNVIABLE



17/08294/FU

SOUTH AND WEST PLANS PANEL

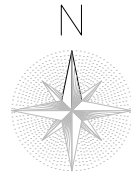
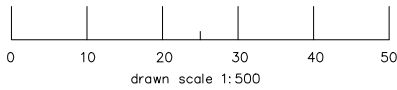
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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500



KEY - TREE CONSTRAINTS PLAN	
○ TREE CENTRE	○ ROOT PROTECTION AREA
○ CATEGORY U FOR REMOVAL	○ CATEGORY B OF MODERATE QUALITY & VALUE
○ CATEGORY A OF HIGH QUALITY & VALUE	○ CATEGORY C OF LOW QUALITY & VALUE
○ SHRUB GROUPS	



NOTES:
 This drawing is based on a topographical survey ref: sss-7778 produced by Site Surveying Services. Although the positions of individual trees are calculated accurately the positions of some of the trees should not be assumed to be accurate and all measurements should be checked on site.

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ALL DIMENSIONS TO BE CHECKED ON SITE FROM TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT IMMEDIATELY. DO NOT SCALE DRAWING.

Acoustic Solutions has recommended that all windows to noise-sensitive rooms (living rooms and bedrooms) of the proposed dwellings on plots 8-17, inclusive, be fitted with glazing of minimum specification 6mm glass x 12mm air-gap x 6mm glass with ventilation provided by acoustic vents. The provision of this glazing will attenuate daytime sound to levels that will meet the No Observed Adverse Effect Level (NOAEL) and BS 8233: 2014.

Acoustic Solutions has recommended that, where possible, bedrooms at the properties on plots 8-17 be located to the rear.

To protect the external amenity of the proposed dwellings on Plots 8-17, inclusive, an acoustic barrier, with a height no less than 1.8 metres has been recommended.



LANDSCAPING KEY	
○	proposed standard tree
○	proposed shrub planting

line of proposed drainage to main sewer with 3.0m easement to each side of drain

drainage connection to existing main sewer - see separate drainage details

1.80m high timber fence fencing to north and east of site to be acoustic barrier - see fence details

KEY	
—	900mm high drystone wall
—	refuse bins - 2no. to each property on concrete flag base
—	1.8m high timber fence - see fence detail
—	1.8m high timber gate between properties

Rev B - PLANNING APPLICATION
 Rev A

Title
 SITE PLAN AS PROPOSED

Project
 Housing Development
 Site off Tyersal Close
 Tyersal, Bradford

Client
 SLJ (WAKEFIELD) LTD

chris eyres design

Chartered Architect

13 York Road, Wakefield WF1 1LQ
 Tel: 01924 455323
 Fax: 01924 733107

Scale 1:500 PA2 Draw de Job No 7034 27