

Look and Housing Accelerator Fund

Project Scope

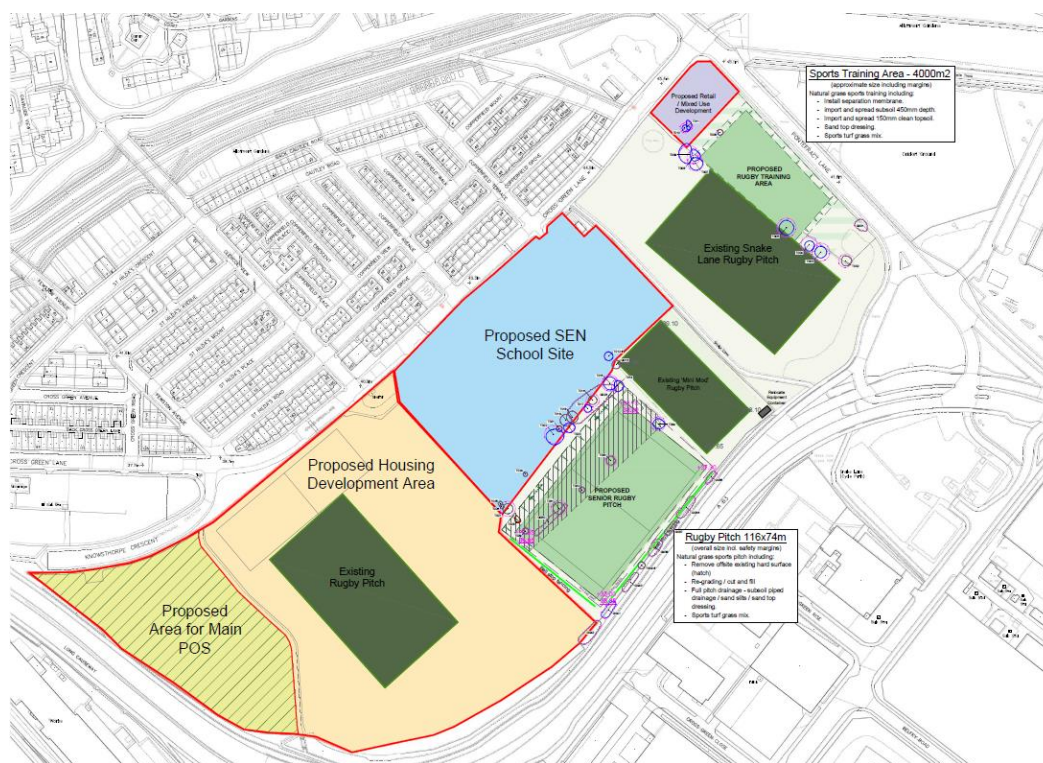
Scheme/Site	District	District Project Lead
Copperfields	Leeds	Dan Broadbent/Christa Jolley

Scheme Description - Inc current status, constraints/issues

Copperfields is an allocated Housing site in the Aire Valley Area Action Plan (AVAAP). The majority of the Copperfields site, with the exception of the protected Snake Lane playing pitch, is allocated for housing under the AVLAAP (ref AV38). Snake Lane is designated as green space under the AVLAAP under ref G320. There is a separate allocation for a potential food store on the site, under Policy **AVL9(1)**. The AVAAP also notes the existence of playing pitches on site and the need for these to be reprovided. The site has separately been identified by the DfE for an SEN school, which has separately received planning permission and is under construction.

Masterplan work has been undertaken by Leeds City Council to include retail provision, reprovided rugby pitches, SEN school and protected public open space whilst providing a substantial area of land to be disposed for a 100% affordable housing delivery scheme. A registered provider has been selected to deliver the housing scheme.

In order for the housing to come forward it is necessary for Leeds City Council to front fund pitch delivery at risk. Without comfort that a viable pathway is in place for pitch reversion the site cannot come forwards for affordable housing delivery. To ensure that planning permission for pitches is linked to the delivery of the homes a hybrid planning application will be submitted including Full planning permission for the reversion of rugby pitches and Outline permission for the delivery of housing and of food retail.



Site area (ha)	3.6	Housing capacity	146	% Affordable Policy	15	Housing forecast start	...
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Inclusion of enhanced sustainable housing options? – *Passivhaus ambitions/beyond Building Regs*

Design and construction will be in line with the Local Plan which has recently been updated to reflect the climate emergency.

Scope of HAF funded package – *What is required and how will it accelerate/unlock housing*

The package is to support preliminary works on the Copperfields College site. These preliminary works will be in support of the relocation of rugby pitches to allow the site to be brought forwards for an affordable housing delivery scheme of circa 150 units.

Preliminary works include design fees, site surveys, design and access statement, planning submission fees, consultation, tender for pitch works.

HAF work package start	November 2023	HAF work package completion	March 2024
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HAF Deliverables – *reports/surveys etc*

Pitch design Up to RIBA 4
 Topographical Surveys
 Utilities Scans
 Ground Investigations
 Ecological Surveys
 Tree Surveys
 Culvert Surveys (for pitch drainage solution)
 Flood Risk Assessment

Funding breakdown (If Council directly appointing)	(£)			
Task	2023/24	2024/25	2025/26	Total
RIBA 2 – Concept Design	12,491.50			
RIBA 3 – Developed Design	16,548.61			
RIBA 4 – Technical Design	29,387.19			
Met Geo – Topo Survey / Utility Scans	2,336.25			
HBS/Norse – Ground Investigations	8,246.00			
Quants – Ecological Survey	1,955.00			
Ecus – Tree Survey	1,890.00			
Additional Ground Investigation	4,490.00			
Subscan Culvert Surveys	1,870.00			
Flood Risk Assessment	1,800.00			
Met Geo Intrusive Investigation	1,350.00			
LCC Project Charges and Fees	15,000.00			
Public Consultation and Engagement	500.00			
Planning Fee	10,000.00			
TOTAL	£107,864.55			

Next steps *towards housing delivery e.g. Marketing/Planning/Procurement*

Step	Timescale
Developer appointment	December 2023
Hybrid Planning application submitted	January 2024
Tender for pitch works	January-March 2024
Pitch works carried out – year 1	April-August 2024
Pitch Works carried out – year 2	April-August 2025

Authorised by District Project Lead	Date:
Dan Broadbent	29/11/2023