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Kerry Trueman
Programme Officer
Pendragon House, 1 Bertram Drive, Wirral, CH47 0LG

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Dear Ms Trueman

Cardiff RLDP – Viability Evidence

On behalf of our client Redrow Homes and Plymouth Estates No 1 and 2 Trust we write to highlight an error that has come to light in the viability evidence (Action Point HS2.4) prepared by Avison Young that forms part of the evidence base for the RLDP.

Section 5.6 (Land Values) of the Avison Young report sets out benchmark land values for different sites across the City. One of the sites is Clos Chwe Erw (Llantrisant Road).

Site	Location	Price Paid	Acres	Hectares	P per Acre	P per Ha	Type
Clos Chwe Erw (Llantrisant Rd)	Radyr	£3,709,450	11.5	4.67	£321,499	£794,439	Greenfield

This is a parcel of land at Plasdwr.

The landowners wish to point out that the benchmark land value noted for this site is incorrect and misleading and this seems to have resulted in a significant underestimate of the BLV for Radyr / Morganstown. Cooke and Arkwright, the landowners' agents notes that the site referenced was paid in two instalments, so the figure quoted doesn't reflect the total landowner return. Some of the price for the parcel was apportioned to infrastructure land sold at a similar time for the widening of Llantrisant Road. Lichfields understands that there was also an uplift payment following completion.

As you will be aware and, as the Avison Young report notes, Radyr / Morganstown is one of the highest value housing areas within the City. The table on page 28 of the report notes Radyr / Morganstown as having the third highest average house price of the areas listed in the City. Similarly, the total average pound per square foot (PSF) is fourth highest marginally behind Whitchurch and Tongwynlais, Llandaff and Rhiwbina. The average sales price for homes in Radyr / Morganstown at £319,500 is 40% higher than Ely (£228,000).

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By contrast the BLV for Radyr / Morganstown is noted in the report as being £800,000 per hectare. Apart from Gabalfa this is lower than the BLV for any other area in Cardiff. The report puts BLV for Radyr / Morganstown as being somewhere between Gabalfa at £650,000 per hectare and Ely at £1,100,000 per hectare.

In Lichfields view the BLV being used for Radyr / Morganstown does not properly reflect market reality and has been skewed using data from only one site in Radyr at Clos Chwe Erw, and failing to take account of the particular circumstances around that land sale.

If the Council is looking to identify land values in the Radyr / Morganstown area, then many more parcels have been sold since Avison Young undertook their analysis and which would give a far more accurate picture of current land values in the area.

In the absence of an updated analysis of current land values then the most suitable comparison to the greenfield development at Plasdŵr is the greenfield development in Pontprennau (Land adjacent to Began House). It is therefore striking to note that Pontprennau and Old St Mellons area has a BLV per ha of £1,650,000 (Land adjacent to Began House), more than double Radyr and Morganstown. Ely is also higher at £1,100,000 per ha. The BLV for Radyr and Morganstown is clearly incorrect.

As a further comparison, in the planning application for land north and south of Llantrisant Road (14/02157/MJR) in November 2015 the Council accepted a benchmark land value of £600,000 per acre. This equates to £1.48 million per hectare. This demonstrates that the Council accepted a BLV for Radyr / Morganstown in 2015 that was 62% higher than the figure that Avison Young has applied in 2026. In Lichfields view analysis strongly indicates the figures BLV in the Avison Young Report are out of step with market evidence.

We therefore request that the Avison Young report is corrected to reflect the true land value for land within the Plasdŵr area. This is important as it will inform the future viability review for Plasdŵr.

We look forward to your response.

Yours sincerley

Arwel Evans
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