



On behalf of McCarthy Stone, Planning Potential secured planning permission for a 51-apartment retirement living development on a sustainable, accessible brownfield site in Cross Gates, Leeds.

Located on the former Cross Gates Working Men's Club site, the three-storey development will deliver 36 one-bed and 15 two-bed apartments exclusively for people aged 55 and over. All homes will be provided through McCarthy Stone's Older Persons Shared Ownership (OPSO) model, backed by Homes England, offering specialist later-living accommodation at around 25% below market value.

The scheme includes a residents' lounge, landscaped gardens, level access, and mobility scooter storage, with all apartments meeting M4(2) accessibility standards. The site's central location—within 300m of Cross Gates rail station—will support sustainable, independent living.

The approved plans provide 38 parking spaces, EV charging points, improved pedestrian access, and a contribution to a Traffic Regulation Order. McCarthy Stone will also provide £69,140.89 towards off-site green space improvements.

The project delivers over 10% Biodiversity Net Gain, enhanced landscaping, and sustainable drainage. Leeds City Council concluded that the proposal makes effective use of brownfield land, delivers much-needed affordable later-living homes, and enhances the local streetscape, warranting approval.

Summary of achievements

- A coordinated public consultation exercise, securing 71% support for the proposals
- Preparation and submission of a comprehensive planning application
- Project management of the consultant team
- Negotiation and liaison with Local Planning Authority on layout, parking, trees, conditions and S106 matters

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