

APPENDIX 1 – Housing Investment Land Strategy – Schedule of Sites

Affordable Housing Programme

Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
The Runswicks, Brown Lane East	Beeston & Holbeck	379	0.6	18	Site sold 2013/14 and being progressed by Unity Housing
Rochford Court, Hunslet	City and Hunslet	N/A	0.31	9	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Beech Mount, Gipton	Gipton and Harehills	N/A	0.2	5	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Beech Walk, Gipton	Gipton and Harehills	unlisted	0.7	60	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Dufton Approach, Seacroft	Killingbeck & Seacroft	N/A	0.22	6	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Newhall Chase, Belle Isle	Middleton Park	N/A	0.06	6	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Newhall Croft (to the rear of)/Aberfield Drive, Belle Isle	Middleton Park	N/A	0.15	4	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Harley Green, Swinnow	Pudsey	N/A	0.29	6	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Neville Close, Halton Moor	Temple Newsam	N/A	0.36	7	Site to be promoted to RP's in early 2014 to coincide with next funding round.
Neville Garth, Halton Moor	Temple Newsam	N/A	0.3	9	Site to be promoted to RP's in early 2014 to coincide with next funding round.
St Hilda's, Cross Green Phase 3,	Burmantofts and Richmond Hill	N/A	0.3	8	Site to be promoted to RP's in early 2014 to coincide with next funding round.

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Manor Farm Road, Belle Isle	Middleton Park	N/A	0.36	6	Garage site identified for development in Belle Isle and Middleton Neighbourhood Framework. Site to be promoted to RP's in early 2014 to coincide with next funding round.
Manor Farm Rise, Belle Isle	Middleton Park	N/A	0.36	6	Garage site identified for development in Belle Isle and Middleton Neighbourhood Framework. Site to be promoted to RP's in early 2014 to coincide with next funding round.
The Ancestor Pub, Armley Ridge Road, Armley, Leeds LS12 2RD	Armley	N/A	0.3	9	Included on Derelict sites list. Discussions ongoing with leaseholder regarding potential for joint disposal with LCC freehold.
Total			4.5	159	

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Brownfield Land Programme

Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
Thorn Walk, Gipton	Gipton and Harehills	842	1.6	51	Site included in the Bellways SDA - sold November 2013
Asket Drive (North), Seacroft	Killingbeck & Seacroft	2147	0.8	24	Site marketed in October 2013. Informal offers expected by 20/12/13
Asket Drive (South), Seacroft	Killingbeck & Seacroft	2147	2.62	96	Site marketed in October 2013. Informal offers expected by 20/12/13
Cartmell Drive North, Halton Moor	Temple Newsam	2144	1.33	40	Outline Planning Permission in place. Disposal to be aligned with provision of new school places and wider planning of the area.
Brooklands Avenue, Seacroft	Killingbeck & Seacroft	2150A	3.25	98	Site marketed as a pilot for older people's housing. Offers currently being considered.
Thorpe Road East	Middleton Park	N/A	0.09	3	Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site to be marketed early 2014.
Thorpe Square, Middleton	Middleton Park	4032	0.74	22	Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site to be marketed early 2014.
Throstle Terrace, Middleton	Middleton Park	Submitted to 2012 SHLAA	0.5	15	Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site to be marketed early 2014.
Towcester Avenue, Middleton	Middleton Park	268	1.26	38	Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site to be marketed early 2014.
Former Liberal Club, Hedley Chase, New Wortley	Armley	1340	0.21	7	Cleared site for which a Planning Statement is being prepared to support marketing. Access through the New Wortley estate is likely to limit development interest. £30k of any receipt is to be repaid to Area Committee who funded demolition of former club building. Site to be marketed in mid 2014.

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
Rathmell Road, Halton Moor	Temple Newsam	2143	5.56	70	Regeneration site in East Leeds. Discussions with developers indicate that development may be limited to a specific section of the market. Site to be marketed in 2015 once school place planning has been completed.
Westerton Walk, Tingley	Ardsley & Robin Hood	1258	0.97	12	Site to be looked at with adjacent property which is due to be vacated in spring 2014. Drainage to resolve as the site used to be a pumping station. Site to be marketed in mid 2014.
Beckhill Grove/ Former Hill Top Public House, Meanwood	Chapel Allerton	263	0.46	14	Cleared public house. Surrounding houses still remain and be considered as a future phase of Beckhill regeneration. Masterplan being prepared for Beckhill Estate. Site to be marketed in 2014.
Kentmere Approach, Seacroft	Killingbeck & Seacroft	2147D	3.84	20	Cleared housing site adjoining open space in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Neighbourhood Plan is being prepared for Seacroft. Disposal anticipated in 2016.
Kendal Drive, Halton Moor	Temple Newsam	2142	0.43	13	Regeneration site in East Leeds. Site to be marketed in 2016.
Barncroft Close, Seacroft	Killingbeck & Seacroft	2146	0.66	20	Site was cleared approximately 20 years ago and has become a resource as amenity space for the local community. Development opportunity to be explored through preparation of Neighbourhood Plan for Seacroft. Site identified for disposal in 2015.
Middleton Park Avenue, Middleton	Middleton Park	2100	5.85	100	Former flats now cleared and site in use as open space. Opportunity to consider this site alongside the Wade Trust owned land to the east. Wades have indicated a willingness to sell. Site anticipated to be marketed in 2016.

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
Brooklands View, Seacroft	Killingbeck & Seacroft	Submitted to 2012 SHLAA	3.16	95	Former School Site Neighbourhood Plan is proposed to be prepared by the community for Seacroft. Site part occupied by RISE construction training centre. Planning statement required. Potential for the land to accommodate David Young Academy extension and new primary school.
Former Asket Hill Primary School, Kentmere Approach, Seacroft	Killingbeck & Seacroft	2147	5.28	30	Former school site. Part brownfield, part protected pitches. Site access requires improvement. Disposal anticipated in 2016.
Acre Mount, Middleton	Middleton Park	3161	2.02	61	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Acquisition options are being assessed. Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site being considered for school use.
Seacroft Crescent (North), Seacroft	Killingbeck & Seacroft	3153	0.17	5	Vacant site. Development opportunities will be explored as part of Neighbourhood Planning process for the area. Disposal anticipated in 2016.
Seacroft Crescent (South), Seacroft	Killingbeck & Seacroft	3153	0.32	10	Vacant site. Development opportunities will be explored as part of Neighbourhood Planning process for the area. Disposal anticipated in 2016.
South Parkway, Seacroft	Killingbeck & Seacroft	2150C	1	30	Cleared housing site which has been developed and cleared on two occasions. Site to be considered as part of Neighbourhood Planning process but is likely to be a longer term disposal.
Wykebeck Mount, Osmondthorpe	Temple Newsam	2141	2.93	88	Cleared school site. Potential for site to be brought forward for new school use.
Amberton Terrace, Gipton	Gipton and Harehills	817	1.84	52	Site included in the Bellways SDA - viability to be reviewed Q4 2013/14

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
Oak Tree Mount, Gipton	Gipton and Harehills	814	2.5	111	Site included in the Bellways SDA - viability to be reviewed Q4 2013/14
Former Seacroft Depot, York Road	Killingbeck & Seacroft	816	1	39	Site included in the Bellways SDA - viability to be reviewed Q4 2013/14
Brooklands Drive, Seacroft	Killingbeck & Seacroft	2150	0.45	14	Cleared housing site. A Neighbourhood Plan is being prepared for Seacroft. There is one dwelling in private ownership which must be reacquired although house is not occupied.
Cartmell Drive South, Halton Moor	Temple Newsam	2144	5.56	50	Former land fill site currently used for open space. Potential for this site will be considered as part of longer term planning for the Halton Moor estate. Likely to be a longer term disposal.
Mistress Lane, Armley	Armley	1338	1.23	60	Site is challenging to develop due to highways/ parking requirements and topography. Likely to be a longer term disposal.
Meynell Approach, Holbeck	Beeston & Holbeck	3191	0.45	25	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought.
Lovell Park Road, Little London	Hyde Park & Woodhouse	3149	0.61	28	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought.
Total			58.7	1341	

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Capital Receipts Programme

Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
Squirrel Way Children's Home, 1 Squirrel Way, Shadwell	Alwoodley	Submitted to 2012 SHLAA	0.66 (Existing Building)	60	Residential	Sold
Walmer Grove, Pudsey	Pudsey	382	1.4	60	Residential	Sold
Pennington Place Hostel, 2 Pennington Place	Hyde Park & Woodhouse	N/A	0.063 (Existing building)	5	Residential	Sold
Dock Green Public House	Gipton & Harehills	N/A	0.07 (Existing building)	6	Residential	Sold
Fernlea Public House, Tong Way	Farnley & Wortley	N/A	0.2 (Existing Building)	14	Residential	Sold
Wyther Park Primary School	Bramley & Stanningley	unlisted	0.71	12	Residential	Sold
Swinnow Library	Bramley & Stanningley	N/A	0.08 (Existing building)	1	Residential	Sold
Grove Villas 80/82 Cardigan Road	Headingley	N/A	0.2 (Existing Building)	12	Residential	Sold
Bramhope Primary Caretaker's House, Tredgold Crescent	Adel and Wharfedale	N/A	Existing Building	2	Residential	Sold
Victoria Terrace 27 A&B, Woodhouse	Hyde Park & Woodhouse	N/A	Existing Building	2	Residential	Sold
Victoria Terrace 25 A&B, Woodhouse	Hyde Park & Woodhouse	N/A	Existing Building	2	Residential	Sold
Victoria Road 95 A&B, Headingley	Headingley	N/A	Existing Building	2	Residential	Sold
9 Vinery Mount	Burmantofts and Richmond Hill	N/A	Existing Building	1	Residential	Sold
68/70 Brander Road	Gipton & Harehills	N/A	Existing Building	2	Residential	Sold
Grange Court, Garforth	Garforth & Swillington	N/A	0.36	45	Care home	Purchaser selected and contract being negotiated
Hillside Reception Centre, 602 Leeds & Bradford Road, Bramley	Bramley & Stanningley	4004	0.67	25	Residential	Best and final offers being invited.
Wortley High School	Farnley & Wortley	4007	2.12	30	Residential	Site on market

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
Rumple Croft, Meaquill Rise, Otley	Otley & Yeadon	N/A	N/A	Ransom Strip	Residential	Ransom strip, due to exchange shortly
Swarcliffe Avenue	Crossgates & Whinmoor	N/A	0.27	8	Residential	Terms agreed
Moor End Training Centre, Hunslet	City and Hunslet	N/A	0.27	8	Mixed Use - Commercial/Residential	Existing Building to be promoted for refurbishment.
180 Chapeltown Road	Chapel Allerton	N/A	0.27	10	Residential	Existing Building to be promoted for refurbishment.
Micklefield House & Lodge, Rawdon	Guiseley & Rawdon	N/A	N/A	16	Buildings for conversion to residential or commercial.	Existing Building to be promoted for refurbishment.
Inglewood Children's Home, Otley	Otley & Yeadon	unlisted	0.455	5	Residential	To be marketed by informal tender
Parkwood Road, Beeston	Beeston and Holbeck	unlisted	0.43	32	Residential	Planning Statement being prepared to support future disposal. Site currently protected greenspace.
Miles Hill Primary School / Beckhill Approach	Chapel Allerton	262	4	100	Residential	Sites being considered as part of the emerging Beckhill Neighbourhood Framework
St Gregory's Primary School	Crossgates & Whinmoor	4005	0.6	24	Residential	Site adjoins N6 protected playing pitches. Approaches being explored to retain long term use of pitches whilst bringing forward housing scheme.
Park Lees site, St Anthony's Road, Beeston	Beeston and Holbeck	4002	0.55	14	Residential	Outline planning application being prepared.
Roundhay Road Area Office,	Chapel Allerton	unlisted	1.81	50	Commercial / residential	Building not yet vacant.
Burley Road Liberal Club	Hyde Park & Woodhouse	unlisted	0.5	40	Residential	Site being considered along with neighbouring land.

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
275 Broad Lane, Bramley	Bramley & Stanningley	N/A	0.14 total (LCC 0.08)	4	Residential	LCC own the freehold of part of a larger site owned by Kuwait Petroleum. Marketing of the site previously undertaken by private property agent but now to be progressed by LCC.
Wyther Community Centre, Raynville Crescent	Armley	Submitted to 2012 SHLAA	0.32	6	Residential	Renew land adjacent is being incorporated into site. Planning statement to be prepared.
Eastmoor School site	Adel and Wharfedale	4007	3.57	60	Residential	Options for site being explored
Wood Lane Children's Home, 15 Wood Lane, Headingley	Headingley	N/A	0.19	7	Residential	Building not yet vacant.
Luttrell Crescent with Lutteral Place	Weetwood	N/A	0.04	2	Residential	Limited potential for residential development.
Merlyn Rees Site, Middleton Road, Belle Isle	Middleton Park	252	1.08ha (excludes N6 playing pitch area)	35	Residential	Site will be marketed once discussions about additional land for the adjacent youth hub are concluded.
North Parade Depot, Otley	Otley & Yeadon	N/A	0.16	5	Commercial / Residential	May relet in short term. Building not yet vacant.
Copperfields College	Burmantofts and Richmond Hill	2080	1.85	30	Mixed Use	Site being considered strategically as part of the Aire Valley AAP.
Farnley Hall Cottage	Farnley & Wortley	N/A	N/A	1	Residential	Existing house on market.
Farnley Hall Clock Barn	Farnley & Wortley	N/A	N/A	1	Residential	Redundant barn on market.
Peel Street Centre, Jubilee Terrace, Morley	Morley South	N/A	0.02	1	Residential	Building not yet vacant. Development potential dependent on combing with adjoining College site.
Land next to Back Lane at junction with Stanningley Road	Bramley & Stanningley	N/A	0.1	3	Residential	Not known to Property Services, one of Sue Morse's sites.

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
Richmond Court Hostel, Walter Crescent, Cross Green	Burmantofts and Richmond Hill	unlisted	0.4	12	Care home	Terms for disposal being reported to Property Panel for approval.
Commercial Street, Rothwell	Rothwell	N/A	0.02	1	Residential	Very limited development potential, may be abandoned due to trees.
Summerfield Place, Bramley	Bramley & Stanningley	N/A	0.1	1	Residential	options being considered
Bath Road/Derwant Place (Site B)	City and Hunslet	2016	0.52	40	Likely mixed use	Renewed interest - possible market
Dalesman Public House, Kirkstall	Kirkstall	N/A	0.22	8	Residential	Discussions ongoing with leaseholder regarding potential for joint disposal with LCC freehold.
Bath Road (Site D)	City and Hunslet	2015	0.44	13	Mixed use	Renewed interest - possible market
Wade Street/ Land Street, Farsley	Calverley & Farsley	N/A	0.09	3	Residential	Terraced garage site, will be difficult to develop.
Greenhill Centre, Armley	Armley	N/A	0.12	4	Residential	Still occupied by LCC.
Westholme HOP, Wortley	Farnley & Wortley	4036	0.5	15	Residential	Being prepared for the market.
Holt Park District Centre, sites A-D	Adel and Wharfedale	4007	8.44	100	Residential	Masterplan being prepared for district centre which will support future marketing of site.
Cockroft House, Headingley	Headingley	N/A	0.33	9	Residential	Executive Board approval to release site on the open market and noted potential to ring fence receipt for Older Peoples Housing - Feb 2013
Holborn Court, Woodhouse	Hyde Park & Woodhouse	N/A	0.2	6	Residential	Executive Board approval to release site on the open market and noted potential to ring fence receipt for Older Peoples Housing - Feb 2013
Kendal Carr, Woodhouse	Hyde Park & Woodhouse	N/A	0.2	6	Residential	Executive Board approval to release site on the open market and noted potential to ring fence receipt for Older Peoples Housing - Feb 2013
Bailey's House, Baileys Hill	Killingbeck & Seacroft	N/A	N/A existing building	12	Care home	Purchaser selected and offer subject to planning

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
Brooksbank HOP, Brooksbank Drive, Halton	Temple Newsam	N/A	0.2	6	Residential	Purchaser selected
Park Road Farm, Colton	Temple Newsam	N/A	0.06	2	Residential	Planning permission granted. Sale to tenant should complete soon.
Burley Hall in Leeds, Kirkstall Lane	Kirkstall	N/A	0.26 total (LCC 0.05)	4	Residential	Terms being reported to Property Panel for approval.
Elmete Centre, Elmete Lane, Roundhay	Roundhay	84/3008	1.25	14	Residential	Offers received, discussions with interested parties progressing.
Carriage House/ Mansion Cottage/ Rose Cottage	Roundhay	N/A	N/A	4	Residential	On the market. Buildings for refurbishment, no land.
Lobb Cottage, Thorn Lane, Roundhay, LS8 1NF	Roundhay	N/A	N/A	1	Residential	Existing house to be auctioned.
Land Adjoining 185 Cross Green	Burmantofts and Richmond Hill	N/A	0.02	2	Residential	Purchaser selected, planning application being prepared.
Stratford Court, School Lane, Chapel Allerton	Chapel Allerton	N/A	0.25	28	Residential	Redevelopment proposals agreed with a Housing Association. Tenants being rehoused, then sale will complete.
Farfield Day Centre	Calverley & Farsley	N/A	0.25	7	Residential	On the market.
Bramham House, Freely Lane, Bramham	Wetherby	unlisted	2.43	30	Residential	To remarket January 2014
Woodacre Green, Phase 3 housing Site, Bardsey	Harewood	unlisted	N/A	14	Residential	Ransom strip over development site. Contracts exchanged.
Ashfield Works, Otley	Otley & Yeadon	320	1.62	60	Mixed use including care home	Best and final offers received 27/09/13, to be reported to Property Panel.
Headrow Housing Group, Cemetary Road	Otley & Yeadon	N/A	0.09	4	Residential	Tenanted property, tenant not interested in purchasing.
Bentley Lane Primary School (Park Lane College)	Weetwood	N/A	0.2	8	Residential	Discussions ongoing with college.

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Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	Use	General Comments
Luke's Nursery Beeston Hill, Beeston	City and Hunslet	N/A	0.15	3	Residential	Outline planning application submitted.
Total			38.8	960		

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HRA Newbuild

Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
East Park Road	Burmantofts & Richmondhill	unlisted	0.5	15	Detailed proposals being prepared for new build Council Housing.
The Squinting Cat Pub, Swarcliffe	Crossgates & Whinmoor	N/A	0.28	8	Detailed proposals being prepared for new build Council Housing.
Broadlea Street (2 x sites)	Bramley & Stanningley	unlisted	0.71	23	Detailed proposals being prepared for new build Council Housing.
Garnets, West Hunslet	City & Hunslet	unlisted	0.41	20	Detailed proposals being prepared for new build Council Housing.

Total			1.9	66	
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Older People's Housing Programme

Site name	Ward	SHLAA Reference	Size (ha)	No. of Units	General Comments
Ash Tree Primary School	Kippax & Methley	265	0.6	18	Executive Board approval to market for Extra Care and to ring fence receipt for OPH -Feb 2013. Site to be promoted in first part of 2014.
Kirkland House, Queensway, Yeadon	Otley & Yeadon	unlisted	0.46	14	Executive Board approval to market for Extra Care and to ring fence receipt for OPH -Feb 2013. Site to be promoted in first part of 2014.
Windlesford Green	Rothwell	4082	0.71	21	Executive Board approval to market for Extra Care and to ring fence receipt for OPH -Feb 2013. Site to be promoted in first part of 2014.
Total			1.8	53	

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Self-Build Sites

Site name	Ward	SHLAA Reference	Size	No. of Units	General Comments
Home Lea, Rothwell	Ardsley & Robin Hood	N/A	0.09	3	Being promoted as first package of self-build sites. Marketing expected December 2013
Moorland Crescent	Morley North	N/A	0.04	2	Being promoted as first package of self-build sites. Marketing expected December 2013
Iveson Drive, Cookridge	Weetwood	N/A	0.04	1	Being promoted as first package of self-build sites. Marketing expected December 2013
Wellington Grove/Ganners Rise, Bramley	Bramley & Stanningley	N/A	0.16	5	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Half Mile Green, Stanningley	Bramley & Stanningley	N/A	0.05	2	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Summerfield Drive, Bramley	Bramley & Stanningley	N/A	0.08	2	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Stonecliffe Drive, located next to No1, Farnley	Farnley & Wortley	N/A	0.04	1	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Stonecliffe Drive, located next to No31, Farnley	Farnley & Wortley	N/A	0.03	1	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Roseville Road / Gledhow Terrace Site, Former Car Parking,	Gipton and Harehills	unlisted	0.45	13	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Manor Crescent, Rothwell	Rothwell	N/A	0.09	2	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Whincover Road, Farnley	Farnley & Wortley	N/A	0.065	2	To be marketed in future. Approach to be determined subject to outcome of phase 2 marketing, from Feb '14
Rombalds View, Otley	Adel and Wharfedale Otley and Yeadon	N/A	0.046	2	To be marketed in future. Approach to be determined subject to outcome of phase 3 marketing, from March '14

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Site name	Ward	SHLAA Reference	Size	No. of Units	General Comments
St Catherine's Crescent, Bramley	Bramley & Stanningley	N/A	0.1	3	To be marketed in future. Approach to be determined subject to outcome of phase 3 marketing, from March '14
Queenswood Drive, Headingley	Headingley	N/A	0.09	2	To be marketed in future. Approach to be determined subject to outcome of phase 3 marketing, from March '14
Old Farm Cross, West Park	Kirkstall	unlisted	0.81	2	To be marketed in future. Approach to be determined subject to outcome of phase 3 marketing, from March '14
All Saints View, Woodlesford	Rothwell	N/A	0.1	3	To be marketed in future. Approach to be determined subject to outcome of phase 3 marketing, from March '14
Total			2.3	46	