

Appendix 3 – Future Affordable Housing Development Sites



Sites for the council to develop independently

Site	Ward	Inner / Outer wards	Approximate number of units	Site Size (ha)	Comments
Mistress Lane	Armley	Inner	35	1.23	Requires revision of site masterplan
Meynell Approach	Beeston & Holbeck	Inner	25	0.45	Site being used as contractor's compound (PFI programme)
The Whinmoor Public House	Crossgates & Whinmoor	Inner	10	0.28	The council owns the freehold and is in the process of acquiring the lease from the tenant
Beech Walk	Gipton & Harehills	Inner	25	0.85	Cleared former housing site
Beech Mount	Gipton & Harehills	Inner	5	0.2	Cleared former housing site
Lovell Park Road	Hyde Park & Woodhouse	Inner	28	0.61	Site being used as contractor's compound (PFI programme)
Manor Farm Road	Middleton Park	Inner	10	0.36	Cleared former housing site
Merlyn Rees Site	Middleton Park	Inner	20	1.08	Site available following resolution of former school pitch
Newhall Chase	Middleton Park	Inner	3	0.6	Cleared former housing site
		Total	161	5.66	

Potential Joint Development Sites

Site	Ward	Inner / Outer Ward	Approximate number of units	Site Size (ha)	Comments
Brooklands Avenue	Seacroft and Killingbeck	Inner	30 (98)	3.25	These sites provide an opportunity for co-investment with an RP or developer and a mixed tenure approach. The figures in brackets indicate total site capacity
Acre Mount	Middleton	Inner	20 (61)	2.02	
Middleton Park Avenue	Middleton	Inner	30 (100)	5.85	
Miles Hill Primary School	Chapel Allerton	Outer	30 (100)	2.78	
		Total	110 (359)	13.9	

All sites have been previously approved for development via the Housing Investment Land Strategy in July 2013, with the addition of Whinmoor Public House, which are proposed as additional for future development