

Appendix A: Table of site assessment findings.

Address	Ward	Comment
Ralph Thoresby Holt Park (Site F)	Adel and Wharfedale	Exposed and prominent location close to busy roads not considered suitable for a traveller site. The site is limited in size and there are difficult access issues.
West Leeds Family Centre Whingate Rd	Armley	Closely surrounded by residential properties. The existing property would need to be demolished which impacts on viability. Children's Services have expressed an interest for primary school provision on the site.
Gassy Fields New Wortley	Armley	Within West Leeds Gateway regeneration area. There is a risk of containment due to the potential for encroachment of use beyond the site boundaries. Development for a traveller site at this stage may affect the potential for comprehensive regeneration and development of the wider area.
Mistress Lane Armley	Armley	Within West Leeds Gateway regeneration area. Highly visible and exposed gateway site adjacent to Armley town centre. A Townscape Heritage Initiative is being undertaken in this area to preserve character and support local businesses and creation of a traveller site in this location would not be compatible with these aspirations for the area.
Former Liberal Club New Wortley	Armley	Site within West Leeds Gateway regeneration area. Small site which would only accommodate 3 pitches so considered too small.
Park Lees St Anthony's Road Beeston	Beeston and Holbeck	Cleared site close to school and in residential area. The site is very exposed and is in close proximity to both the school entrance and vehicular entrance to a large commercial site. The site is currently being brought forward for disposal for residential development as part of the capital receipts programme with a planning application to be submitted in due course.
Matthew Murray (Site A and B) Holbeck	Beeston and Holbeck	Site A – playing fields. Development would require additional funding and site for relocation of playing pitch which would impact on viability. Site B - Former school and playing fields, large site, therefore there is a risk of containment due to the potential for encroachment of use beyond boundaries of a traveller site and development as a traveller's site at this stage could prejudice a more comprehensive

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		redevelopment of the whole.
Barkly Rd Beeston	Beeston and Holbeck	Building still on site which would require demolition which would impact on viability. Site is small and could probably only accommodate 2 pitches so considered too small. Offers have recently been received for the disposal of this building.
Hillside Reception Centre 602 Leeds and Bradford Rd Bramley	Bramley and Stanningley	Large prominent site in residential area. Demolition of existing buildings would be required. Demolition costs and topography of site mean that the cost of developing the site would be high impacting on viability of this site
Former Copperfields College Site A and B Knowsthorpe Crescent	Burmantofts and Richmond Hill	Site A –The land has been committed to Wade’s charity as replacement for land used for road improvements so no longer available. Site B - The site is a prominent site at the entrance to the Leeds City Region Enterprise Zone, which is seeking to stimulate major investment to support economic growth in this part of the City. There is a risk of containment due to the potential for encroachment of use beyond site boundaries of a traveller’s site and the development of a traveller site at this stage could prejudice a more comprehensive redevelopment opportunity.
St Gregory’s School Stanks Gardens	Crossgates and Whinmoor	Former school and playing fields, large site, therefore there is a risk of containment due to the potential for encroachment of use beyond site boundaries of a traveller’s site. Development of a traveller site at this stage could prejudice a more comprehensive redevelopment of the site.
Swarcliffe Ave Swarcliffe	Crossgates and Whinmoor	Very exposed site close to new parade of shops and new regeneration/housing development. Site is within an established Council PFI Regeneration area. Currently being considered for new build residential development and a planning application is currently being prepared for this use so that the site can be sold as part of the capital receipts programme.
Wortley High School (Site B) Swallow Crescent Wortley	Farnley and Wortley	Former school site. Part of larger site therefore there is a risk of containment due to the potential encroachment of use beyond the site boundaries of a traveller’s site. Development of a traveller site at this stage could prejudice a more comprehensive redevelopment of the site.

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Wortley High School (Site C) Swallow Crescent Wortley	Farnley and Wortley	Playing pitch for former school. Alternative pitch provision would be required which would require additional funding and impact on viability. There is a risk of containment due to potential encroachment of use beyond site boundaries of a traveller site. Development of a traveller site at this stage could prejudice comprehensive development of the whole site.
Primrose High School Site (sites A and B) Lincoln Rd Leeds	Gipton and Harehills	Site A - This site is at a lower level to site B and furthest removed from the hospital to the east. It provides the opportunity for health related development and is in a mixed residential/commercial area. Site B - is close to St James's Hospital and initial discussions have taken place with a developer, regarding the progression of health related developments. This would secure a potential capital receipt and generate jobs given the proximity to St James's Hospital.
Asket Drive North (Site 1) Seacroft	Killingbeck and Seacroft	Exposed site. Steep drop to northern boundary which presents health and safety issues. Pre-existing contractual relationship in place with the Homes and Community Agency (HCA) to bring forward housing development here.
Baileys House Baileys Hill Seacroft	Killingbeck and Seacroft	Building still on site which would require demolition the cost of which would impact on viability. Offers have now been received for this site as part of the capital receipts programme.
Ramshead Approach Seacroft	Killingbeck and Seacroft	Mixed council housing/commercial area. Site exposed and sloping. There is a risk of containment due to the potential for encroachment of use beyond the site boundaries of a traveller's site. The majority of the site is currently allocated as green space.
Broom Court Middleton	Middleton Park	Site adjacent to a school and may be required for school expansion programme. Demolition costs would impact on the viability of delivering the site.
Merlyn Rees School Middleton Rd Belle Isle (site A and B)	Middleton Park	Former school and playing fields, large site, therefore there is a risk of containment due to the potential for encroachment of use beyond the site boundaries. Development of a traveller site at this stage could prejudice a more comprehensive redevelopment of the site.
Middleton Rd	Middleton Park	Prominent site between Middleton and New

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(site J) Middleton		Forest development not all in the Councils ownership. Large sprawling site and therefore there is a risk of containment due to the potential for encroachment of use beyond the site boundaries. Development of traveller site at this stage could prejudice a more comprehensive redevelopment of the site.
Ilkley Rd Otley	Otley and Yeadon	Green Belt site. Land in private ownership therefore acquisition of land would make development expensive and uncertain in terms of timescales. Part of the site is on public highway.
Intake Rd Pudsey	Pudsey	Site too small could only accommodate 2 pitches.
Swinnow Green Swinnow Rd Pudsey	Pudsey	Former bus turnaround site. Exposed and near to main road. Small site that would only accommodate 2 pitches so not considered suitable.
Butcher Lane Barraclough Yard Rothwell	Rothwell	Small site in conservation area and a traveller site would be out of character in this location. Existing house on part of the site would require demolition and therefore impact on viability. Part of the site is currently used as car parking. Significant tree cover on part of site.
Brooksbank , Brooksbank Drive, Halton	Temple Newsam	Cleared site located in a built up area close to housing residential home, adjacent to the shopping centre in Halton. Presence of trees on site would restrict potential development. A planning application is to be submitted shortly for housing and the site sold as part of the capital receipt programme.
Osmondthorpe Primary School Wykebeck Ave Osmondthorpe	Temple Newsam	Originally this site was included in the EASEL joint venture. This area requires regeneration and further financial investment to assist with economic growth in the area. Large site and therefore risk of containment due to the potential for encroachment of use beyond the site boundaries. Development as a traveller site at this stage could prejudice a more comprehensive redevelopment.
Wykebeck Mount Osmondthorpe	Temple Newsam	Originally this site was included in the EASEL joint venture. This area requires regeneration and further financial investment to assist with economic growth in the area. Open and exposed site which is on a slope so not considered suitable.
Whitebridge Primary School Halton Moor	Temple Newsam	Adjacent to East Leeds Leisure Centre. There is a strong community view to retain this building in community use. Development of

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		the adjacent site as a traveller site at this stage could prejudice this or any other comprehensive redevelopment.
Halton Moor South (Site 10) Halton Moor	Temple Newsam	Large site therefore there is a risk of containment due to the potential for encroachment of use beyond the site boundaries. Pre-existing contractual relationship in place with the Homes and Community Agency (HCA) to bring forward housing development.
Rathmell Rd Halton Moor	Temple Newsam	Three separate cleared housing sites. Area included in the EASEL Joint Venture for market housing development. Sloping and exposed site.