

SCRUTINY BOARD (HOUSING AND REGENERATION)

**Meeting to be held in the Civic Hall, Leeds on
Tuesday, 27th November, 2012 at 10.00 am**

**A pre-meeting will take place for ALL Members of the Board
in a Committee Room at 9.30 am**

MEMBERSHIP

Councillors

B Atha	-	Kirkstall;
D Collins	-	Horsforth;
J Cummins	-	Temple Newsam;
P Grahame	-	Cross Gates and Whinmoor;
M Iqbal	-	City and Hunslet;
S Lay	-	Otley and Yeadon;
V Morgan	-	Killingbeck and Seacroft;
D Nagle	-	Rothwell;
J Procter (Chair)	-	Wetherby;
C Towler	-	Hyde Park and Woodhouse;
G Wilkinson	-	Wetherby;
Mr G Hall	-	Co-optee (Non-voting)

Please note: Certain or all items on this agenda may be recorded

**Agenda compiled by:
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A G E N D A

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Report of the Director of City Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 27th November 2012

Subject: Brownfield Sites

Are specific electoral Wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, name(s) of Ward(s):		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

This report and associated appendices provide an update on matters raised in previous Scrutiny Board meetings in relation to the development of brownfield sites in the city.

Recommendations

Members are asked to note the report and offer comment on the issues raised.

1. Purpose of this report

- 1.1 This report provides Scrutiny Board with an update on matters discussed at its previous three meetings in relation to brownfield land in the city.

2. Background information

- 2.1 At its last three meetings, Scrutiny Board has considered reports on brownfield land in the city.
- 2.2 These set out the recent history of development, ownership and development interests, the role of Planning and future prospects for development (July); details of Council-owned brownfield sites and work undertaken to secure their development (September); and details of third-party owned brownfield sites that have not been developed (November).
- 2.3 This report provides further details in response to the Board's discussions on these matters with updates as requested on the information previously presented.

3. Main issues

3.1 **Appendix 1** shows the list of Council-owned brownfield sites previously presented, now updated and sorted by Ward to show:

- Indicative housing development capacity for each site assuming an average density of 30 dwellings per hectare or capacities based on planning statements/planning permissions where these are in place;
- Reference numbers where the site has already been included in the SHLAA;
- An indication of sites that have been added to the 2012 SHLAA review.

3.2 The table shows that of the sites previously presented:

- 78 had already been considered in the SHLAA 2012;
- 4 have a planning permission in place for residential development and do not need to be submitted for SHLAA consideration;
- 23 sites have not been submitted on the basis that they are under the SHLAA size threshold of 0.2 ha;
- 6 are commercial sites unsuitable for residential development;
- 7 are being assessed for alternative service or community uses;

3.3 This leaves 17 sites that were not previously included in the 2011 SHLAA and have now been submitted for consideration under the 2012 review. These cover a total of 14 ha.

3.4 The table also shows that across the sites there is an *indicative* housing capacity of around 2,850 units. The ability to develop this many homes on these sites would be subject to the issues of viability raised in previous reports and where sites are to be progressed for disposal, the detailed proposals of any prospective purchasers.

3.5 **Appendix 2** shows the list of non-Council owned brownfield sites previously presented, now updated and sorted by Ward to show 126 sites with:

- Site ownership details where known;
- Reference numbers where the site has already been included in the SHLAA;
- Details of any actions taken by the Council to assist the development of the site.

3.6 The table shows that of these sites 109 had already been considered in the SHLAA 2011. 10 further sites have not been included in the SHLAA on the basis that they already have planning permissions in place. & sites do not appear to have SHLAA references and will be investigated further if they need to be included in the 2012 review.

3.7 Ownership details have been drawn from the SHLAA, planning applications and from market knowledge of Council officers.

- 3.8 The Scrutiny Board has also asked for details of the involvement of the government's Advisory Team on Large Applications (ATLAS) in planning application case work and what is being done to get stalled housing sites developed.
- 3.9 The work with ATLAS is at an early stage. The Local Planning Authority (LPA) has put forward an initial list of 49 approved major applications that have s106 agreements signed, but which have not progressed to start on-site. The ATLAS team and LPA are currently reviewing this list to identify a much smaller number of sites on which progress can be made, through working collaboratively with landowners, to unlock development potential. The ATLAS team will bring in independent viability advice as part of this.
- 3.10 The Council is already working flexibly with applicants on extensions of time, reduction of section 106 contributions, phased viability clauses, reduction of affordable housing percentages and negotiations on the content of scheme – for example exchanging flats for houses on approved schemes to assist viability. However, there are some developers that have been offered some or all of the above but remain unable to finance their schemes or undertake viable development.

4.0 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 There has been no specific consultation on this report, which presents information for discussion by the Scrutiny Board.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There has been no Equality Impact screening undertaken for this report, which presents information from Council records for discussion by the Scrutiny Board.

4.3 Council Policies and City Priorities

- 4.3.1 The development of brownfield sites relates strongly to a range of objectives within the City Priority Plans, supporting neighbourhood regeneration and housing growth.

4.4 Resources and Value for Money

- 4.4.1 There are no specific resource implications related to this report.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no specific legal implications related to this report.

4.6 Risk Management

- 4.6.1 There are no specific risks related to this report, which presents information from Council records for discussion by the Scrutiny Board.

5. Conclusions

- 5.1 The report presents an updated position on brownfield land in the city in response to previous queries raised by the Scrutiny Board.

6. Recommendations

- 6.1 Members are asked to note the report and offer comment on the issues raised.

7. Background documents¹

- 7.1 There are no unpublished background documents.

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.

Appendix 1: Council Brownfield Sites

Ref No.	SHLAA Status (2011 ref no.)	Ward	Site	Size (ha)	Future Use	Key Site dates	Proposals	Indicative Development Capacity	Comments
45	685	Adel & Wharfedale	Eastmoor	4.9	Residential	Cleared 2007	Service Delivery	50	Previously the site has been marketed but the sale fell through. The site now is being reserved for new secure unit for which proposals are being progressed. Remaining land may then be marketed for residential. Part of the building is listed. Planning and Development Brief originally prepared and the former purchaser had secured detailed planning permission.
70	3010	Adel & Wharfedale	Holt Park	1.45	Mixed Use	Site cleared 2006-8	To Dispose/ Service Delivery	44	Part of the site is being developed as a PFI Active Living Centre. A masterplan is being prepared for the wider area to inform future development opportunities including housing and retail. Part of the site previously considered for PFI Round 6 application.
116	Submitted to 2012 SHLAA	Alwoodley	Squirrel Way, Shadwell	0.69	Residential	Vacant since 2011	Being Sold	21	Site has been marketed and preferred purchaser selected. Terms approved for sale September 2012.
62	3365	Ardley & Robin Hood	Healey Croft Hostel, Westerton Road, Tingley	0.39	Residential/ Commercial	Closed and declared surplus 2011	To Dispose	12	Cleared site ready to be marketed. Planning statement is currently being prepared. Drainage to resolve as the site used to be a pumping station. Part of the site is in Green Belt land. Exact area still to be determined as an area to the rear which is protected playing fields and my well not be included in site. So without most of this, area is approx. 0.39 ha (one acre).
94	1338	Armley	Mistress Lane, Armley	1.23	Residential	Cleared 2006	To Dispose	37	Site comprised of former maisonette buildings, adjoining retained tower blocks. Development of the site is not viable in the current climate due to severe slope and ground conditions. Outline Planning Permission granted as part of previous PFI Round 6 proposals.
54	1340	Armley	Former Liberal Club New Wortley	0.49	Residential	Cleared 2008	To Dispose	15	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.
68	3454	Armley	Holdforth Place New Wortley	0.85	Residential	Cleared 2000-2001	To Dispose	26	Site made available for development following clearance of houses. Neighbouring land of former Children's Home is in private ownership. Preliminary discussions have taken place with registered housing providers about bringing forward a scheme and working with the Council to assemble a larger more economic site.
135	4060	Armley	West Leeds Family Centre, Former, Whingate Road	0.37	School	Closed 2008	Service Delivery	n/a	Site required for new school.
125	597/255	Armley	Theaker Lane, land at, Armley	1.3	Residential/ Commercial	Declared surplus 2011	Being Sold	34	Terms agreed for sale to Sanctuary Housing Association - sheltered flats.
124	Below SHLAA threshold	Armley	The Ancestor PH, Cockshott Lane, Armley	0.1	Residential/ Commercial	Closed and vacated 2010	To Dispose	3	Vacant Public House, LCC own the freehold but is leased out. LCC is in discussions with the leaseholder about the potential joint disposal of the site. Planning Statement to be drafted.
141	Submitted to 2012 SHLAA	Armley	Wyther Community Centre, Raynville Crescent	0.31	Residential/ Commercial	Closed and cleared 2008	To Dispose	9	Former community centre. Outline Planning Application to be prepared. Greenspace/community use to be relocated as part of any sale/development.
25	379	Beeston & Holbeck	Brown Lane East, Holbeck	0.8	Residential	Site acquired for demolition 2007-10	To Dispose	24	Housing Association interest received and approach being determined; site also under consideration for new local retail provision.
88	471	Beeston & Holbeck	Manor Mill Lane	0.8	Commercial	Vacated and cleared 2002	Being Sold	n/a	Commercial site. Previously under offer but failed to complete. Sale now agreed .
89	2079	Beeston & Holbeck	Matthew Murray School	2.72	Mixed Use	Closed 2004, cleared 2006	To Dispose	82	Part N6 playing fields. Opportunity to consider wider development options.
50	3144	Beeston & Holbeck	Fairfax Rd, Beeston Hill	0.72	Residential	Rehousing from site 2009-11	Service Delivery	21	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
66	3146	Beeston & Holbeck	Holbeck Towers, Phase 1	2.03	Residential	Rehousing & clearance 2010	Service Delivery	108	Site to be redeveloped for Council housing through the LL & BHH PFI. - awaiting Financial Close. No planning constraints. Combined size with Holbeck Towers Phase 2 is 2.29 ha.
67	3146	Beeston & Holbeck	Holbeck Towers, Phase 2	0.45	Residential	Rehousing & clearance 2010	To Dispose	25	Site compound for PFI scheme, following which sale/redevelopment of the site will be sought. Stage 1 checks in place.
53	3193	Beeston & Holbeck	Folly Lane, Beeston Hill	0.39	Residential	Rehousing from site 2009-11	Service Delivery	18	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
87	3194	Beeston & Holbeck	Malvern Rd, Beeston Hill	0.35	Residential	Rehousing from site 2007-10	Service Delivery	21	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
118	3195	Beeston & Holbeck	St Lukes Green, Beeston Hill	0.3	Residential	Rehousing from site 2007-10	Service Delivery	19	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
98	4002	Beeston & Holbeck	Park Lees site, St Anthony's Road, Beeston, LS11	0.53	Residential	Cleared 2011	To Dispose	16	Cleared former site of Adult Training Centre. Outline Planning application being prepared prior to marketing.
46	3006/1220	Beeston & Holbeck	Elland Road	0.76	Commercial	Long standing vacant land	Being Sold	n/a	Commercial site. Revised terms approved and contracts have been exchanged with Planet Ice for part of the site. The majority of the remainder of the site will be required for match day car parking. A new planning and development brief will be required for the remainder of the site.
9	Below SHLAA threshold	Beeston & Holbeck	Barkly Road, land at, Beeston	0.1	Community	Declared surplus & cleared 2010	Being Sold	n/a	Existing building on site covers an area of 0.1ha. Terms of sale to be agreed for private educational use.
65	Below SHLAA threshold	Beeston & Holbeck	Holbeck Library, Holbeck, LS11	0.01	Commercial	Declared surplus and closed 2011	To Dispose	n/a	Disposal to the Post Office is being progressed, the site is currently under offer sale completion is imminent.Holbeck Library site area 134 sq m – sale imminent – planning permission granted for change of use to post office on ground floor and 2 flats on first floor.
26	Commercial site	Beeston & Holbeck	Brown Lane West, North Site	1.45	Commercial	Longstanding ex-landfill site	Service Delivery	n/a	Constrained access via private industrial unit. Potential use by Waste Management.
47	Commercial site	Beeston & Holbeck	Elland Road (Site B Car Park), Leeds	1.8	Commercial	Long standing vacant land	Being Sold	n/a	Commercial site. LUFC hotel car park, contracts exchanged under an option agreement.
74	Commercial site	Beeston & Holbeck	Kenneth Street Industrial Units Site	0.2	Commercial	Cleared 2004	To Dispose	n/a	Commercial site. Cleared site. Planning Statement being prepared for marketing.
64	4004	Bramley & Stanningley	Hillside Reception Centre, 602 Leeds & Bradford Road, Bramley	0.7	Residential/ Commercial	Closed 2010, declared surplus 2011	To Dispose	14	Planning Statement being prepared and will support marketing of the site.

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Ref No.	SHLAA Status (2011 ref no.)	Ward	Site	Size (ha)	Future Use	Key Site dates	Proposals	Indicative Development Capacity	Comments
20	Below SHLAA threshold	Bramley & Stanningley	Broad Lane 275, Bramley (Q8), Kuwait Petroleum	0.14	Residential/ Commercial	Cleared 2002	To Dispose	4	LCC owns freehold of a small section of the rear part of the site and is leased to Kuwait Petroleum UK Ltd who own the wider site. Kuwait Petroleum and their agent Ripleys are seeking longer term redevelopment of the site through which the Council will consider joint disposal of the leasehold/freehold interest.
119	Below SHLAA threshold	Bramley & Stanningley	Summerfield Place, Land at, Bramley, Leeds LS13	0.04	Residential	Declared surplus 2009	To Dispose	1	Garage site. Drainage issues on site. Boundaries to be assessed to determine development potential. Outline Planning Application being prepared.
132	1145	Burmantofts & Richmond Hill	Torre Drive, Burmantofts	0.79	Mixed Use	Longstanding ex-industrial and landfill site	To Dispose	15	Adjacent existing School. Contaminated land, not actively marketed.
36	2080	Burmantofts & Richmond Hill	Copperfields College	1.85	Mixed Use	Closed 2004, cleared 2006	To Dispose	56	Site falls within the Aire Valley Area Action Plan area. As part of the plan preparation, development opportunities are being explored. Part of the site has protected playing pitch designation.
39	2139	Burmantofts & Richmond Hill	Cross Green Phase 1 & 2	0.54	Residential	Site acquired for demolition 2007-10	Being Sold	21	Site to be disposed to Chevin Housing who are progressing a scheme as part of the affordable homes programme.
109	Below SHLAA threshold	Burmantofts & Richmond Hill	Sheepscar Archive Building, Roscoe Street	0.06	Commercial	Declared surplus December 2011	To Dispose	n/a	Commercial site. Declared surplus at Executive Board 12/12/11. The building is currently being decanted following which the property will be sold. Interest from adjacent owner.
40	Submitted to 2012 SHLAA	Burmantofts & Richmond Hill	Cross Green Phase 3	0.5	Residential	Site acquired for demolition 2007-10	To Dispose	15	Partially cleared site, 6 private properties remain.
13	263	Chapel Allerton	Beckhill Grove Former Hill Top Public House	0.46	Residential	Cleared 206	To Dispose	14	Cleared public house. Surrounding houses still remain and will need to be considered as a future phase of Beckhill regeneration.
12	383/262	Chapel Allerton	Beckhill Garth/ Approach & Miles Hill Primary School	5.47	Residential	Cleared 2007-2011	To Dispose	95	Properties recently acquired and cleared. Planning Statement is being prepared for Miles Hill Primary School, Beckhill Approach and Beckhill Garth area, for marketing and disposal.
103	200	City & Hunslet	Quarry Hill (Plots 1-6)	2.4	Commercial	Currently used as car parking, marketed 2003	To Dispose	n/a	Commercial site. Revised terms of sale being discussed.
113	216	City & Hunslet	Sovereign Street, Plot B and C	0.45	Commercial	Declared surplus 2011	To Dispose	n/a	Commercial site. Phased disposal, Planning Brief has been prepared, marketing undertaken. Best and final offers invited.
114	216	City & Hunslet	Sovereign Street Plot A	0.25	Commercial	Declared surplus 2010	Being Sold	n/a	Commercial site including greenspace. Planning Brief has been prepared. KPMG exchanged conditional contracts for office development.
35	219	City & Hunslet	Clarence Road, Hydro Aluminium Site	1.94	Commercial	Partly cleared site, ongoing	To Dispose	n/a	The Council own a small part of the site held on a long lease and is not in control or disposal. Mixed use opportunity site currently being marketed by third party. Previously marketed and contracts exchanged but developer went into administration.Part owned by Hydro, part owned by LCC and leased to Hydro. Total area 1.62 ha (3.99 a). Hydro freehold 0.83 ha (2.05 a), LCC freehold 0.79 ha (1.94 a)
106	219	City & Hunslet	Sayner Lane	1.35	Commercial	Vacant since 2002	To Dispose	n/a	Commercial site. Discovery Centre land adjacent.
133	459	City & Hunslet	Union Street, Eastgate & Harewood Quarter	2.57	Commercial	Agreed to sale 2006	Being Sold	n/a	Commercial site. Conditional development agreement in place for retail development.
34	2022	City & Hunslet	Clarence Road Industrial Units	1.25	Commercial	Vacated 2012	Service Delivery	n/a	Commercial site with potential for re-use by internal services
14	3145	City & Hunslet	Bismarck Drive & Street, Beeston Hill	1.4	Residential	Rehousing from site 2007-11	Service Delivery	70	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
38	3204	City & Hunslet	Coupland Rd, Beeston Hill	0.23	Residential	Rehousing from site 2007-10	Service Delivery	10	Site to be redeveloped for Council housing through the LL & BHH PFI
121	2015/2016	City & Hunslet	Bath Road, Holbeck	1.6	Mixed Use	Closed and cleared 1990's	To Dispose	48	Possible mixed use site, part of Holbeck Urban Village. Planning Statement is being prepared. To be remarketed as part of the regeneration area. Small section of the site is owned by Network Rail.
11	2019/409/2015/202	City & Hunslet	Bath Road, Holbeck	1.34	Mixed Use	Cleared 1990's	To Dispose	40	Former terraced housing and industrial site. Mixed use site located in Holbeck Urban Village. Potential for residential use as part of re-marketing of the regeneration area. Planning Statement being prepared. The site has previously been marketed.
81	230/187	City & Hunslet	Leeds International Pool	1.2	Commercial	Cleared March 2010	To Dispose	n/a	Commercial site. Previously marketed but sale did not proceed. Temporary Car Parking use on part of the site. Opportunity mixed use development with predominately office use.
37	Below SHLAA threshold	City & Hunslet	Coupland Place, Beeston Hill	0.15	Residential	Rehousing from site 2007-10	Service Delivery	8	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
99	Below SHLAA threshold	City & Hunslet	Parkside Lane, LS11	0.13	Commercial	Declared surplus October2011	To Dispose	n/a	Commercial site. Vacant industrial site. Planning Statement being prepared for marketing.
82	Commercial site	City & Hunslet	Leeds Wholesale Market	9.2	Commercial	Closed 2010	Service Delivery	n/a	Commercial site. Private Finance Initiative Energy from Waste project.
102	Commercial site	City & Hunslet	Pym Street/Donistorpe Street (First) - Site Z	0.2	Commercial	Vacant since 2010	To Dispose	n/a	Commercial site. Previous purchaser withdrew; limited access to site.
117	4005	Crossgates & Whinmoor	St Gregory's School Site	0.6	Residential	Closed and acquired 2008	To Dispose	18	Sale terms will relate to the original acquisition from the Diocese. To be marketed for disposal. Boundary depends on protected playing fields.
120	799/802	Crossgates & Whinmoor	Swarcliffe Avenue	0.26	Residential/ Commercial	Cleared 2006	To Dispose	n/a	Disposal under discussion for health uses.
96	School site	Crossgates & Whinmoor	Oakdale EYC	0.4	School	Cleared 2012	Service Delivery	n/a	Site to be retained for future school use.

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Ref No.	SHLAA Status (2011 ref no.)	Ward	Site	Size (ha)	Future Use	Key Site dates	Proposals	Indicative Development Capacity	Comments
115	Submitted to 2012 SHLAA	Crossgates & Whinmoor	Squinting Cat Public House, Swarcliffe Avenue	0.7	Residential/ Commercial	Closed 2010	To Dispose	21	Vacant Public House site covers 0.7 ha. LCC own the freehold but is leased out. LCC are in discussions with the leaseholder about the potential joint disposal of the site. Planning Statement drafted. Action through Derelict & Nuisance sites programme.
139	4007	Farnley & Wortley	Wortley High School (Former)	2.12	Residential	Closed 2009, cleared 2010	To Dispose	35	Cleared former school site part N6 playing pitches. Potential residential use. Planning Statement being prepared.
58	Below SHLAA threshold	Farnley & Wortley	Hall Lane 1 and 2, Farnley, Leeds	0.1	Residential	Vacant since 2008	To Dispose	2	2 existing builings for residential. On the market, offers received. Part of Farnley Hall estate.
110	Below SHLAA threshold	Farnley & Wortley	Silver Royd Drive, Wortley	0.14	Residential	Declared surplus 2010	To Dispose	2	Small infill site, outline planning application being prepared.
51	Submitted to 2012 SHLAA	Farnley & Wortley	Fearnlea Public House, Tong Way	0.37	Residential/ Commercial	Vacant since 2006	To Dispose	18	Council. Offers have been received for the site. This is being progressed, although some objections have been received from ward members.Fernlea Public House and adjacent garage site – 0.37 ha (0.9 acres) planning application submitted for 18 houses – hopefully completion approx March 2013.
136	Submitted to 2012 SHLAA	Farnley & Wortley	Westholme Residential Care Home, Thornhill Road, Wortley	0.5	Residential/ Commercial	Closed 2011	To Dispose	15	Site covers an area of 0.5ha. Planning Statement being prepared for marking and disposal.
86	Below SHLAA threshold	Garforth & Swillington	Main Street 1 -5, Garforth LS25 (Former Garforth OSC)	0.06	Commercial	Vacant since 2010	To Dispose	n/a	Commercial site. Offers received preferred purchaser to be selected.
56	Submitted to 2012 SHLAA	Garforth & Swillington	Grange Court Residential Care Home, Church Gardens, Garforth	0.84	Residential	Closed 2012	To Dispose	25	Planning Statement being prepared. Planning application for demolition submitted. Included in list for City Wide Older People Housing project.
101	204	Gipton & Harehills	Primrose High School, site of former	2.46	Mixed Use	Closed 2006, cleared 2007	To Dispose	35	The site has Outline Planning Permission from PFI Round 6. Commercial interest from a third party being explored.
52	380	Gipton & Harehills	Florence Street Harehills	2.14	School	Cleared early 1990's	Service Delivery	n/a	Former depot and industrial uses. Primary school proposal is being progressed.
95	814	Gipton & Harehills	Oak Tree Mount	2.5	Residential	Cleared 2004-10	To Dispose	110	Included within EASEL development agreement with Bellway, awaiting revised planning application and sale as part of continued regeneration programme.
3	817	Gipton & Harehills	Amberton Terrace, Gipton	1.64	Residential	Cleared in 2003	To Dispose	50	Included within EASEL development agreement with Bellway, awaiting revised planning application and sale as part of continued regeneration programme. One owner occupier remains on site. Discussions ongoing in relation to part of the site being brought forward as a new medical centre.
126	842	Gipton & Harehills	Thorn Walk Gipton	1.6	Residential	Closed and cleared early 1990's	To Dispose	51	Former school site. Included within EASEL development agreement with Bellway, sale anticipated late 2012.
19	Below SHLAA threshold	Gipton & Harehills	Brander Road, site of 68 & 70, Gipton	0.05	Residential	Cleared 1999-2000	To Dispose	2	Small cleared housing site. Site is on the market but limited developer interest in current climate. Outline Planning Permission was granted for 2 semi-detached properties in April 2012. Previously marketed through auction but no interest.
42	Below SHLAA threshold	Gipton & Harehills	Dock Green, Harehills	0.1	Residential/ Commercial	Site vacated 2011	To Dispose	3	Vacant Public House, LCC own the freehold but is leased out. LCC are in discussions with the leaseholder about the potential joint disposal of the site. Planning Statement drafted and context plan prepared.
60	Below SHLAA threshold	Gipton & Harehills	Harehills Place Community Centre, LS8 5JL	0.06	TBC	Closed and declared surplus 2012	To Dispose	n/a	Discussions ongoing with ward members regarding disposal approach.
76	Submitted to 2012 SHLAA	Guiselley & Rawdon	Kirkland House Residential Care Home, Queensway, Yeadon	0.46	Residential/ Commercial	Closed January 2012	To Dispose	14	Site covers an area of 0.46 ha. Planning Statement is being prepared for marketing and disposal.
33	Below SHLAA threshold	Harewood	Church Drive, East Keswick (Land between 11 & 37 Church Drive)	0.1	Residential	n/a - open space	To Dispose	2	Outline Planning Permission has been granted for 2 houses. Going to Auction September 2012.
57	698	Headingley	Grove Villas 80/82 Cardigan Road	0.1	Mixed Use	Vacated 2012	To Dispose	10	Mixed use site including residential. Currently under offer.
28	1187/1339	Horsforth	Calverley Bridge, Zero Waste Site, Horsforth	0.29	Commercial	Closed 2011	Sold 10.10.12	n/a	Commercial site. Site sold
84	3148	Hyde Park & Woodhouse	Little London Neighbourhood Centre (Community Hub)	0.12	School	Cleared late 1990's	Service Delivery	n/a	Part of wider site, former social club. Discussions ongoing with Children's Services and retail interests to progress a redevelopment scheme.
29	3149	Hyde Park & Woodhouse	Carlton Gate, Phase 1, Little London	2.44	Residential	Rehousing from site 2007-10, clearance 2010	Service Delivery	113	Site to be redeveloped for Council housing through the LL & BHH PFI - awaiting Financial Close. No planning constraints.
30	3149	Hyde Park & Woodhouse	Carlton Gate, Phase 2, Little London	0.61	Residential	Rehousing from site 2007-10, clearance 2010	To Dispose	28	Site compound for PFI scheme, following which sale/redevelopment of the site will be sought. Stage 1 checks in place.
105	Re-use being explored	Hyde Park & Woodhouse	Royal Park Primary School, Former	0.31	TBC	Closed 2004	To Dispose	n/a	Exec Board report to consider potential community use. Planning Statement has been prepared.
16	School site	Hyde Park & Woodhouse	Blenheim Centre	0.34	School	Cl;osed 2012	Service Delivery	n/a	Site is currently being retained for possible school site.
112	815	Killingbeck & Seacroft	South Parkway (Central Seacroft West 2)	1	Residential	Cleared 2004-11	To Dispose	30	Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
108	816	Killingbeck & Seacroft	Seacroft Depot, former, York Road	0.63	Residential	Closed and partly cleared late 1990's	To Dispose	19	Included within EASEL development agreement with Bellway, awaiting revised planning application and sale as part of continued regeneration programme. A Neighbourhood Framework for the area is being prepared to guide future development.
10	2146	Killingbeck & Seacroft	Barncroft Close	0.66	Residential	Cleared in early 1990's	To Dispose	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 Frameworks for Seacroft and consultation. Planning statement required.

Appendix 1: Council Brownfield Sites

Ref No.	SHLAA Status (2011 ref no.)	Ward	Site	Size (ha)	Future Use	Key Site dates	Proposals	Indicative Development Capacity	Comments
5	2147	Killingbeck & Seacroft	Asket Drive North	0.8	Residential	Cleared 2005-2011	To Dispose	24	Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under JVC arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Outline Planning approval granted as part of HCA-funded Public Land Initiative. Funding requires exploration of deferred purchase approach.
6	2147	Killingbeck & Seacroft	Asket Drive South	2.62	Residential	Cleared 2005-2011	To Dispose	96	Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under JVC arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Outline Planning approval granted as part of HCA-funded Public Land Initiative. Funding requires exploration of deferred purchase approach.
7	2147	Killingbeck & Seacroft	Asket Hill Primary, site of former	1.2	Residential	Closed and cleared 2005/6	To Dispose	30	Former school site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
15	2150	Killingbeck & Seacroft	Blencarns (Central Seacroft East 1 and 2)	3.25	Residential	Cleared 2004-11	To Dispose	98	Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Site under consideration for pilot Older People's Housing scheme.
21	2150	Killingbeck & Seacroft	Brooklands (Central Seacroft West 1)	0.45	Residential	Cleared 2004-11	To Dispose	14	Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
107	3158	Killingbeck & Seacroft	Seacroft Crescent (Land adjacent to the library)	0.32	Mixed Use	Cleared 1999	To Dispose	10	Regeneration site in East Leeds. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to guide future development. Interest from health partners to develop new facilities.
55	Below SHLAA threshold	Killingbeck & Seacroft	Gala Bingo, former site of, Seacroft	0.17	Mixed Use	Cleared late 1990's	To Dispose	5	Regeneration site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
71	Commercial site	Killingbeck & Seacroft	Inglewood Service Station, former, York Road	0.38	Commercial	Cleared October 2010	To Dispose	n/a	Interest has been received from West Yorkshire Fire and Rescue Service which is preparing a scheme for a new fire station.
8	Submitted to 2012 SHLAA	Killingbeck & Seacroft	Bailey's House, Baileys Hill	0.24	Residential/ Commercial	Declared surplus 2011	To Dispose	12	Existing building on site area covers 0.24ha. Planning statement has been prepared. The property has been on the market and offers have been received and a purchaser selected. Potential for conversion/re-use.
43	Submitted to 2012 SHLAA	Killingbeck & Seacroft	East Leeds Family Learning Centre, site of former	3.16	Mixed Use	Site closed 2008, and cleared 2009/10	To Dispose	95	Regeneration site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Site part occupied by RiSE construction training centre. Planning statement required.
75	Submitted to 2012 SHLAA	Killingbeck & Seacroft	Kentmere Approach	3.84	Residential	Cleared 2006-10	To Dispose	20	Cleared housing site adjoining open space in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
4	265	Kippax & Methley	Ash Tree Primary School	0.57	Residential	Closed and cleared 2005/6	To Dispose	12	Building has been demolished and a Planning Statement has been prepared. The site has been marketed on a number of occasions and expressions of interest are being sought. The site has difficult access issues.
100	2157	Kippax & Methley	Peckfield Business Park	5.26	Commercial	Cleared 1990	Service Delivery	n/a	Commercial site. Held for proposed Park & Ride
41	Submitted to 2012 SHLAA	Kirkstall	Dalesman Public House	0.31	Residential/ Commercial	Agreed to sale with leaseholder 2011	To Dispose	9	Site covers 0.31 ha. Public House, LCC own the freehold but is leased out. LCC are negotiating with leaseholder about the potential joint disposal of the site. Planning Statement being drafted.
78	Submitted to 2012 SHLAA	Kirkstall	Lea Farm Mount, Hawksworth, land at	0.23	Residential	Cleared 2008	To Dispose	7	Former garage/car park site, difficult to access further guidance required through Planning Statement.
90	252	Middleton Park	Merlyn Rees Site	0.72	Mixed Use	Closed 2004, cleared 2006/7	To Dispose	18	Footprint of former school buildings. A Planning Statement is being prepared to support future marketing. Part of the wider site is designated as protected playing pitches. Children's Services is also considering the site for a new Primary School.
92	268	Middleton Park	Middleton Road (Middleton, Site 10)	1.26	Residential	Cleared 1980's & 1990's	To Dispose	38	Cleared housing site in South Leeds. Neighbourhood Framework is being prepared for Middleton and Belle Isle which will inform development opportunities.
1	509	Middleton Park	Acre Square (Middleton, Site 1)	1.58	Residential	Cleared 1980's & 1990's	Being Sold	51	Sanctuary Housing is currently in the process of acquiring the site to deliver their allocation as part of the affordable homes programme.
128	509	Middleton Park	Thorpe Road (Middleton, Site 2)	1.18	Residential	Cleared 1980's & 1990's	Being Sold	42	Sanctuary Housing is currently in the process of acquiring the site to deliver their allocation as part of the affordable homes programme.
93	2100	Middleton Park	Middlton Park Avenue (Middleton Site 11)	5.85	Residential	Cleared 1980's & 1990's	To Dispose	100	Former flats now cleared and site in use as open space. Planning permission granted for development as part of Rd 6 PFI older peoples housing project.
2	3161	Middleton Park	Acre Street (Middleton, Site 4)	2.02	Residential	Cleared 1980's & 1990's	To Dispose	61	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Options to acquire being assessed. Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Planning statement required.
49	Below SHLAA threshold	Middleton Park	End Thorpe Road (Middleton, Site 7)	0.09	Residential	Cleared 1980's & 1990's	To Dispose	3	Cleared housing site in South Leeds. Neighbourhood Framework is being prepared for Middleton and Belle Isle which will inform development opportunities. Planning statement required.
91	Below SHLAA threshold	Middleton Park	Middleton Park Grove (Middleton Site 13)	0.14	Residential	Cleared 1980's	To Dispose	4	Regeneration site in South Leeds. Neighbourhood Framework is being prepared for Middleton and Belle Isle which will inform development opportunities. Interest received from a number of registered housing providers.
127	Planning Permission in place for housing	Middleton Park	Thorpe Cresent (Middleton, Site 3)	0.66	Residential	Cleared 1980's & 1990's	To Dispose	35	Sanctuary Housing is currently in the process of acquiring the site to deliver their allocation as part of the affordable homes programme.
24	School site	Middleton Park	Broom Court, Middleton	0.28	School	Closed 2010	To Dispose	n/a	Former Children's Home. Outline planning application is on hold as the site could be used for a possible school site.
111	School site	Middleton Park	South Leeds Sports Centre	Existing building	School	Closed 2011	Service Delivery	n/a	Site is being considered by Children's Services for a new primary school
129	Submitted to 2012 SHLAA	Middleton Park	Thorpe Square (Middleton, Site 6)	0.74	Residential	Cleared 1980's & 1990's	To Dispose	22	Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Planning statement required.
130	Submitted to 2012 SHLAA	Middleton Park	Thorpe View (Middleton, Site 5)	0.62	Residential	Cleared 1980's & 1990's	To Dispose	19	Interest received from Arena Housing Group. Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Planning statement required.

Appendix 1: Council Brownfield Sites

Ref No.	SHLAA Status (2011 ref no.)	Ward	Site	Size (ha)	Future Use	Key Site dates	Proposals	Indicative Development Capacity	Comments
131	Submitted to 2012 SHLAA	Middleton Park	Throstle Road (Middleton, Site 9)	0.5	Residential	Cleared 1980's & 1990's	To Dispose	15	Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Site needs to be considered in conjunction with Site 10. Planning statement required.
31	School site	Moortown	Carr Manor School (former) site	1.9	School	Closed and cleared 2005/6	Service Delivery	n/a	Site is being retained for a school site following Executive Board approval 27/7/2011.
134	382	Pudsey	Walmer Grove	1.4	Residential	Cleared March 2006	Being Sold	36	Planning Statement complete. Site currently under offer.
72	3179	Pudsey	Intake Road Land at, Pudsey	0.12	Residential	Going to auction 13.09.12	To Dispose	2	Small infill site which was a former garage, expected to go to auction in September. Outline Planning Permission granted for 2 houses.
122	Below SHLAA threshold	Pudsey	Swinnow Green, Swinnow Road, Pudsey	0.06	Residential/ Commercial	Unused bus turning	To Dispose	2	Former bus turnaround site.
123	Below SHLAA threshold	Pudsey	Swinnow Library	0.09	TBC	Closed 2011	To Dispose	n/a	Development potential currently being assessed. Outline Planning Application submitted prior to marketing.
27	Below SHLAA threshold	Rothwell	Butcher Lane, Land at, 7 Barraclough Yard, Rothwell	0.13	Mixed Use	Vacant since 2005	To Dispose	4	The site includes both vacant land and an existing building. Planning Statement being prepared.
63	Below SHLAA threshold	Rothwell	High Ridge Park, Rothwell	0.06	Residential	Cleared 2006	To Dispose	2	Cleared former garage site. Previously marketed via auction but did not sell. Currently on the market and interest received. Outline Planning Permission granted for 2 houses. Negotiations to reroute services have been required.
138	Submitted to 2012 SHLAA	Rothwell	Windlesford Green Hostel and adj day centre, Woodlesford	0.71	Residential	Closed August 2012	To Dispose	21	The site includes the existing hostel building and covers an area of 0.71ha. Planning Statement is being prepared for marketing and disposal.
17	84/3004	Roundhay	Braimwood High School	2.72	School	Closed and cleared 2005/6	Service Delivery	n/a	Site now under development for primary school.
48	84/3008	Roundhay	Elmete Centre	1.26	Mixed Use	Closed September 2012	To Dispose	20	Former education buildings now demolished in green belt location. Potential for commercial uses and residential. Planning informal statement being prepared.
85	Below SHLAA threshold	Roundhay	Lobb Cottage, Thorn Lane, Roundhay, LS8 1NF	0.05	Residential	Transferred to PFI project 2002	To Dispose	1	Former caretakers cottage Title issues to be resolved with Roundhay School. To go to auction once released from PFI contract.
97	Planning Permission in place for housing	Roundhay	Park Cottages 1-7, Mansion Lane, Roundhay	0.22	Residential	Vacated August 2012	Sold	7	Planning statement complete, previously marketed but the sale fell through. Planning permission granted and site now sold - imminent residential conversion.
137	259	Temple Newsam	Whitebridge Primary School, site of former	0.4	Residential	Closed 2044, cleared 2006	To Dispose	14	The majority of the site was sold to Affinity Sutton for affordable housing and is awaiting development. Part of the site remains in council ownership and the future use of this is dependant on future use/proposals for adjoining East Leeds Leisure Centre.
73	2142	Temple Newsam	Kendal Drive, Site 12	0.43	Residential	Cleared 2004	To Dispose	13	Regeneration site in East Leeds. Discussions with developers indicate limited viability for development in this area.
104	2143	Temple Newsam	Rathmell Road, Halton Moor, Site 9	2.33	Residential	Cleared 2000	To Dispose	70	Regeneration site in East Leeds. Discussions with developers indicate limited viability for development in this area. Planning statement required.
32	2144	Temple Newsam	Cartmell Drive (Halton Moor South, Site 10)	1.33	Residential	Cleared 2000	To Dispose	40	Regeneration site in East Leeds. Outline Planning permission obtained with funding support from the HCA. Discussions with developers indicate limited viability for development in this area. Funding requires exploration of deferred purchase approach.
59	2144	Temple Newsam	Halton Moor Road (Halton Moor South, Site 11)	5.56	Residential	Long standing ex landfill site	To Dispose	50	Former landfill site in East Leeds. Discussions with developers indicate limited viability for development in this area. Planning statement required.
140	2141/260	Temple Newsam	Wykebeck Avenue, Site 13	2.93	Residential	Closed 2004, cleared 2006	To Dispose	88	Former school site. Discussions with developers indicate limited viability for development in this area. Planning statement required.
23	Planning Permission in place for housing	Temple Newsam	Brooksbank HOP, Brooksbank Drive, Halton	0.35	Residential	Cleared 2010	To Dispose	6	Cleared site, former residential home. Planning statement and outline planning application have been prepared to support future market of the site. Planning permission now granted for residential.
44	Re-use being explored	Temple Newsam	East Leeds Leisure Centre	1.19	Mixed Use	Closed 2011	To Dispose	n/a	Alternative uses are being explored. Ward members and MP are also seeking new uses and approaches to bring the building back into use.
69	Planning Permission in place for housing	Weetwood	Hollies Hostel, Weetwood, Leeds, LS16	0.4	Residential	Closed and declared surplus 2011	Being Sold	5	Under Offer - for residential conversion and reuse of buildings. Selected preferred bidder. Planning permission agreed 6/9/12 12/02848/FU
18	778	Wetherby	Bramham House, Bramham, Freely Lane	0.88	Residential	Vacated 1988	To Dispose	26	Site includes vacant building and land. Planning and development brief produced, site marketed on a number of occasions. Purchaser recently withdrew, consideration being given to the alternative offers.

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Appendix 1: Non-Council Owned Brownfield Sites

Ref	Site Address	Ownership (where known)	SHLAA Status (2011 ref no.)	Ward	Key site dates	Detail of Proposal	Planning Ref	Status/Constraints	Gross Area (Ha)	Indicative Housing Capacity	Assistance Provided
1	Health Centre, Bradford Road, East Ardsley, Leeds WF3 2DN	Planning applicant - LEEDS MENTAL HEALTH TECHNIG NHS TRUST	544	Ardsley & Robin Hood	18/04/11	9 three bedroom and 1 four bedroom houses, each with garage. Planning ref 06/02878/RM.	06/02878/RM	Current permission, section 106 in place, not started.	0.4	10	
2	Former East Leeds Primary School, Fall Lane, East Ardsley WF3 2BA	Planning applicant - COMBORT HOMES (NORTHERN) LTD	562	Ardsley & Robin Hood	23/04/08	Laying out of access road and erection of 14 flats and 31 houses, with car parking and access. Planning ref 06/00313/RM.	06/00313/RM	Application withdrawn. No further applications submitted.	0.8	45	
6	Land North Of Mortons Swinnow Road, Swinnow	DUFFIELD PRINTERS	26	Armley	16/03/09	Laying out of access road and erection of 42 flats in 3 three storey blocks, with 58 car parking spaces		Site not progressed. Planning permission expired.	0.7	42	
5	Elster Road/Swinnow Road	Planning applicant - IMBORHEADS DEVELOPMENTS LTD	813	Armley	07/09/06	Outline application to layout access and erect residential development. Planning ref 24/452/05/OT.	24/452/05/OT	Planning permission expired. Site surrounded by industrial/commercial and low market area therefore poor prospect for bringing forward	0.8	25	
3	Canal Wharf, Wyther Lane, Leeds LS5	Planning applicant - MERCHANT COUNTY DEVELOPMENT	625	Armley	17/05/07	Outline application to erect 84 flats in two blocks to industrial site	24/225/04/OT	Site not progressed. Planning permission expired. Brownfield site suitable for residential development subject to consideration of the need to retain employment land	1.1	84	
4	Land To Rear Of Bramley Workings Mens Club 68 Elster Road Bramley LEEDS LS13 4BY	TRUSTEES OF BRAMLEY WMC	3196	Armley	19/02/09	Part 2 and part 3 storey block of 22 flats with car parking and landscaping	08/05924/FU	Planning permission expired.	0.4	22	
8	White Rose Pub Tong Road Farnley Leeds LS12 1HQ	Planning applicant - B2 PROPERTY GROUP	3200	Armley	15/12/08	14 three bedroom terrace houses in 2 blocks of 7 on side of former public house.	08/01400/FU	Planning permission expired.	0.2	14	
7	Theaker Lane Medical centre	LINTON HOMES LIMITED	NO SHLAA REF - current planning permission	Armley	05/08/07	Outline application for mixed use development (A1 - A5 inclusive and C3) to former medical centre		Current planning permission. Site improvements being pursued through LCC derelict and nuisance sites programme			Historical pre app discussions with Sanctuary Housing re flats. Site currently being looked at by developer for development viability (Nov 2012).
11	Mount Cross, 139 Broad Lane, Leeds LS13	SALVATIONARMY HOUSING ASSOCIATION LTD	163	Bramley & Stanningley	n/a	Pre-app discussions to erect 34 residential units on vacant land.	PREAPP/0500126	Development dependant on market conditions.	1.1	34	
15	Woodside Works, Pollard Lane, Bramley, Leeds	Planning applicant - CAPRICORN HOMES	602	Bramley & Stanningley	decision pending	Erection of 45 dwelling houses and 66 flats potentially reduced to 59 dwellings.	06/00252/FU	Pending discussions regarding revised scheme. Development by Capricorn Homes.	2.2	59	
14	Westfield Mill, Broad Lane, Bramley, Leeds	T & D PROPERTIES	636	Bramley & Stanningley	14/04/12	Change of use of mill to 75 two bedroom flats with car parking	07/03048/FU	Planning consent recently extended for a further 3 years. Developers very slow to engage. Not likely to proceed in current market conditions.	2.0	75	
9	Belgrave Works, Town Street, Stanningley, Leeds LS28 6ES	Planning applicant - WEST REGISTER REALISATIONS LTD	667	Bramley & Stanningley	12/10/10	Outline Application to layout access road and erect residential development and health centre	25/004/05/OT	Current planning permission. Developer not engaging with planning.	2.0	76	
10	Land at Former Springfield Mill And Craven Mill, Stanningley Road, Stanningley, Pudsey, Leeds	ALDI STORES LTD	1147	Bramley & Stanningley	23/03/10	Detached retail unit with car parking	12/03748/FU	Must recent planning permission for a retail store (8th Nov 2012). Ref - 12/03748/FU	0.6	33	
13	Springfield Mill And Craven Mill, Stanningley Road, Bramley	BOWSFIELD INVESTMENTS LTD	1147	Bramley & Stanningley	14/03/07	66 flats conversion and 6 houses.		Not progressed. Subsequent planning application for offices dismissed at appeal.	0.6	22	
12	Petrol Station Site, Broad Lane	Part of the site LEEDS CITY COUNCIL (Forthoft) KUWAIT PETROLIUM (GB) LTD (part of the site Lasecroft) & remainder of the site FORTHOTT AFFINITY SUTTON	NO SHLAA REF	Bramley & Stanningley	n/a	No planning applications.		Site improvements pursued through derelict and nuisance sites.			Working with the owners through derelict and nuisance site programme to agree an appropriate development on the site.
25	Whitebridge Primary School, Cartmill Drive, Richmond Hill		259	Burnthorpe & Richmond Hill		Sold by LCC to Housing Association		Development proposals awaited, site may be sold on.	2.4	71	Pre app discussions on this site.
16	Compton Arms, Compton Road, Burnthorpe, Leeds	COURTYARD DEVELOPMENTS LTD	278	Burnthorpe & Richmond Hill	18/04/08	57 flats and retail units proposed.		Determination pending. Applicant to provide updated scheme details. 08/07787/FU	0.4	100	
22	Mount St Mary's Church and Presbytery	Ownership 1: DIOCESE OF LEEDS TRUSTEE Ownership 2: LEEDS CITY COUNCIL.	279	Burnthorpe & Richmond Hill	26/08/11	Change of use from church. Extension to form 63 flats and new 5 storey block of 109 flats.		Permission unlikely to be implemented due to viability and Listed Building issues.	0.8	172	Extension of time granted September 2011. Rushford have an option on the site. Failed in Kickstart rounds as mainly 1 bed flats.
17	Car Park Junction Of Flax Place, Richmond Street, Cross Green, Leeds	Planning applicant - THE OAKGATE GROUP	438	Burnthorpe & Richmond Hill	12/02/10	Part 5 and 9 storey block of 195 flats with ground floor retail unit and basement car parking	20/408/04/FU	Notice of Commencement received, but little evidence on site	0.6	195	Variation of conditions approved Feb'10. Developing joint approach with relevant stakeholders to facilitate development.
21	Santon Lane, Leeds LS9	DIRECT INVESTMENTS (YORKSHIRE) LIMITED	1078	Burnthorpe & Richmond Hill	03/08/11	Renewal of permission for part 8, part 9 storey block of 80 flats with car parking	08/01844/FU	Planning permission extended by 5 years from 3rd August 2011. Scheme has fallen through land now up for sale.	0.2	80	Five year extension of time approved for 08/01844/FU - 3rd August 2011. Planning ref - 11/01442/EXT Developing joint approach with relevant stakeholders to facilitate development.
18	Hunslet Riverside (Knowsthorpe)	D B CHENKE	1083	Burnthorpe & Richmond Hill	n/a	Designated Strategic Development Site through Aire Valley Urban Eco Settlement.		Options for sites being considered through AAP. Allocated for housing and mixed use in Policy H3, however, south east of site would be unsuitable because of proximity of Knowsley WWTW.	28.3	691	Strategic railway site. Consistent working relationship with owners but development of this linked to their other sites
20	Richmond Hill Primary School, Raincliffe Road, Cross Green, Leeds LS9 6AT	DIOCESE OF LEEDS	2140	Burnthorpe & Richmond Hill	06/08/12	Former school site. Application for demolition submitted and approved 6 August 2012.	12/03042/DEM	Low market location.	0.5	30	
23	The Shaftsbury Public House, York Road	WATERTIGHT INVESTMENTS LIMITED	NO SHLAA REF - current planning permission	Burnthorpe & Richmond Hill	Aug-11	Outline planning permission for residential care home		No further planning application, site improvements pursued through derelict and nuisance sites.	0.6		Work with the owners through derelict and nuisance site programme to agree an appropriate development on the site.
26	83-105 Bradford Road, Stanningley, Leeds LS28 6AT	Planning applicant - JACK LUNN (PROPERTIES) LTD	678	Calverley & Farnley	05/08/07	Laying out of access and erection of 78 flats in 3 blocks and 2 storey office block.		Planning permission expired.	1.2	78	
29	Civil Service Sports Association Ground, Newton Road, Chapeltown, Leeds LS7 4XV	ROMAN PROPERTY DEVELOPMENTS LTD	106	Chapel Allerton	09/04/10	Outline application to erect 3 storey 80 bed nursing home and 3 detached three storey assisted living blocks	07/07928/FU	Planning permission current - expires April '13, awaiting discharge of conditions.	1.6	83	
27	Hill Top Works, Buntingthorpe Lane		210	Chapel Allerton		No planning applications			1.5	86	
28	Mansion Gate, Chapel Allerton, Leeds LS7 4BX	MANSION GATE HOUSE LTD	845	Chapel Allerton	06/07/10	Change of use part demolition and extensions to offices to form 15 flats and erection of part two and part three storey block of 22 flats with car parking	07/02971/FU	Extension of time permission expires in July '13.	0.6	37	Extension of time for planning permission approved in July 2010. Council now working directly with owner to agree an appropriate refurbishment. Site identified on the Derelict & Nuisance Sites programme.
30	Service Station (former Mobil Site)	M HUBSAIN	NO SHLAA REF - current planning permission	Chapel Allerton	04/02/11	4 storey block of 6 retail units with 16 two bedroom flats over; and 4 storey block of 6 two bed flats		Current planning permission. Site improvements pursued through derelict and nuisance sites.		22	Work with the owners through derelict and nuisance site programme to agree an appropriate development on the site.

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Ref	Site Address	Ownership (where known)	SHLAA Status (2011 ref no.)	Ward	Key site dates	Detail of Proposal	Planning Ref	Status/Constraints	Gross Area (Ha)	Indicative Housing Capacity	Assistance Provided
31	Marsh Lane Goods Yard	NETWORK RAIL	200	City and Hunslet	18/08/07	Mixed use potential. Part remains operational. No planning application.			7.2	628	Developing joint approach with relevant stakeholders to facilitate development.
70	Management Archives, 20 Sweet Street West Hobcock	MANAGEMENT ARCHIVES LTD	181	City and Hunslet	27/04/10	Mixed use development including 140 flats.	08/00195/OT	Current planning permission.	0.6	140	
89	Yorkshire Chemicals, Kirkstall Road and Wellington Road	BLenheim DEVELOPMENTS	198	City and Hunslet	16/02/11	Mixed use including 1424 apartments and 20 houses.		Original developer could not obtain investment to build - site recently acquired by current owner, smaller scheme with revised mix of uses now being proposed	5.9	40	
72	Midland Mills, Silver Street	N E RAMSEY & K V DURKIN	202	City and Hunslet	05/05/13	Planning permission for change of use to offices and 15 flats.	06/02208/FU	Permission expires May 2013.	0.4	15	
60	Granary Wharf Car Park off Water Lane	DEVELOPMENT SECURITIES (INVESTMENTS) LTD	205	City and Hunslet	25/11/11	Multi level development including residential.	06/04922/OT	Extension of time granted.	0.4		Extension of time approval Nov '11
38	78 East Street, Adjacent To Rose Wharf, Leeds	CADDICK DEVELOPMENTS	206	City and Hunslet	16/10/08	167 flats proposed.		Planning application withdrawn by developer	0.6	167	Developing joint approach with relevant stakeholders to facilitate development.
68	Lowfold, East Street	LONDON LOWFOLD DEVELOPMENTS	207	City and Hunslet	01/04/08	Planning application 456 flats		Planning application undetermined. Not pursued by developer	2.3	842	
86	Land Between Matgate, Macaulay St, Argyll Rd and Matgate Mills	BRIDGE ESTATES LTD	208	City and Hunslet	03/03/08	Outline application for approval of layout, scale and access for multi level mixed use development in 8 blocks comprising residential, retail, offices and leisure use, with car parking and landscaping	08/01248/OT	Planning permission expired. A number of different tenancies on site.	1.2	428	
48	Former Hydro Works, Clarence Road, Eastern Site	HYORO ALUMINIUM UK LTD.	219	City and Hunslet	26/10/09	Multi level development in 14 blocks up to 10 storeys comprising mixed use including residential.	06/02364/FU	Planning permission expired. Currently being marketed.	3.0	625	
62	Hunslet Mill, Goodman Street	J V EVANS CADDICK	267	City and Hunslet	03/06/08	Grade II* listed buildings located within the Aire Valley AAP. Planning permission for conversion and development of 6000 new units	34/20054/OT	No development, site not considered viable in current market.	2.3	699	Series of meetings with owners to look at flexible options for development.
49	Former Motor Dealers Premises, Church Street, Hunslet		340	City and Hunslet	n/a	Housing potential. No planning applications.	PREAPP/07/00018		1.3	47	
33	36 The Cals, Leeds LS2	CALLS LANDING LTD	395	City and Hunslet	08/03/10	7 storey block comprising A3 restaurant and 14 flats with lower ground floor car parking.	10/01059/EXT	Extension of time planning application submitted.	0.04	14	Extension of time application pending decision.
45	Westgate And Crossgate Leeds LS1 4PL	KENMORE LEEDS LTD & ANGLo IRISH BANK CORPORATION LTD	402	City and Hunslet	24/08/05	10-28 storey block-272 flats offices	10/03459/EXT	Island site surrounded by main roads. High flood risk.High noise levels. Planning permission expired.	0.2	266	Five year extension of time approved for planning application 20/07/05/FU (10-28 storey block-272 flats offices, A3 use and basement parking).
56	Globe Road/Water Lane	WEST REGISTER (PROPERTY INVESTMENTS) LIMITED	405	City and Hunslet	n/a	Hobcock Urban Village strategic housing site. Site has two land ownerships. One part has OP for mixed use other		Long term on account of the residential market, the peripheral location in Hobcock Urban Village and the flood issues	1.0	171	
84	Tower Works Globe Road	HOMES AND COMMUNITIES AGENCY	405	City and Hunslet	19/10/09	Demolition and change of use of buildings for mixed use scheme		Phase 1 implemented and occupied with the development a hub for creative and digital industries	1.1	134	
32	16-18 Manor Road LS11	A BUSH HOLDINGS LTD	406	City and Hunslet	03/02/06	8 storey block of flats mixed use.	20/54555/FU	Planning permission expired. No further correspondence with developer since 2009.	0.1	45	
71	Manor Road	DANDARA	407	City and Hunslet	02/09/09	Multi level development up to 20 storeys with 798 flats		Planning permission expired - developer confirmed delayed due to access to investment.	1.9	788	Temporary car parking permission granted.
40	Water Lane And Bath Road, Union Place & Marshall Street Leeds 11	GLDO REGENERATION LTD	409	City and Hunslet	30/06/05	Includes some LCC land. Outline application to erect mixed use development with hotel	20/38094/OT	Planning permission expired. Sites are derelict with one site currently occupied by travellers	1.0	240	
78	Regent St/Skinner Lane	Planning applicant - LANDSTONE ESTATES	410	City and Hunslet	23/07/04	74 flats		Cleared site being used for surface parking. Several other housing sites in vicinity in competition with each other.	0.2	67	
87	York Street		411	City and Hunslet	27/04/04	Dance studio developed.		Residual potential for residential development. No planning application.	0.3	37	
61	High Court	Planning applicant - MAXETT LTD	415	City and Hunslet	19/09/03	Change of use of offices to 8 flats plus 8 flats over restaurant		No development occurred. Conservation area so development must be sympathetic. Planning permission expired.	0.1	16	
67	1 Leylands Road Leeds	Planning applicant - CITY WALL	421	City and Hunslet	25/08/04	Planning permission lapsed for 9 storey block and 35 flats.		No further progress. Planning permission expired.	0.03	35	
39	Airedale, Whitehall Road	WELLINGTON PLACE GENERAL PARTNER	423	City and Hunslet	19/06/08	Multi level development up to 11 storeys, comprising 49 flats, offices and 4 retail units		Planning permission expired. Not likely to progress in current climate	1.5	49	Developing joint approach with relevant stakeholders to facilitate development.
34	38 The Cals	CALLS LANDING LTD	431	City and Hunslet	08/03/10	Conversion of building to flats proposed		Extension of time application submitted March 2010.	0.03	14	Extension to existing permission for 14 flats - 20/218/05/FU - pending decision.
50	Land On Whitehall Road And Globe Road Lower Worley Leeds LS11	GLOBE ROAD LTD	433	City and Hunslet	17/11/10	Extension of time for development up to 31 storeys with 833 flats		Unviable in current climate. Current planning permission.	1.9	833	Five year extension of time for Planning Application 20/499/04/FU (multi level development up to 31 storeys with 833 flats commercial units car parking and landscaping).
79	5 Accommodation Rd	Planning applicant - MORRIS PROPERTIES UK LTD	437	City and Hunslet	25/08/07	13 storey block comprising 229 flats offices and restaurant with basement car parking		Developer in administration.	0.5	229	
64	JAYCO HO Skinner Lane	Planning applicant - MORRIS PROPERTIES GROUP	443	City and Hunslet	06/05/06	Proposal for 9 storey 104 flats.	20/518/05/FU	Developer in administration.	0.2	104	
63	Jack Lane/Sweet St	CE ELECTRIC UK	446	City and Hunslet	03/03/10	Planning decision pending for mixed uses including up to 296 residential		Awaiting development - in temporary car parking use.	2.9	296	

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48	Crookston, Whitehall Road	Planning applicant - CROSBY HOMES YORKSHIRE LTD	447	City and Harleat	25/06/08	Most recent planning permission for 269 flats. Office development completed.		Outline planning permission for 726 homes. Site awaiting development.	3.5	726	
36	7 Duncan Street	Planning applicant - STOREY GROUP LTD	449	City and Harleat	05/12/06	Planning permission for mixed use including 15 bedsits		Awaiting conversion	0.04	15	
59	Globe Road/Water Lane	WEST REGISTER (PROPERTY INVESTMENTS) LIMITED	450	City and Harleat	28/12/06	Outline application to erect mixed use development with hotel uses and car parking		Planning permission expired.	1.8	263	
69	Lumere, Wellington Street	LUMERE LEEDS GENERAL PARTNER LTD (in liquidation)	455	City and Harleat	04/04/07	Erection of 35 storey and 55 storey development including 832 flats and 120 serviced apartments.		Such a major development not viable in current climate. Likely to be significantly scaled down even if does progress in longer term	0.5	832	
77	Rear 2-28 The Calls		456	City and Harleat	28/07/11	Alterations and extension to form offices and A3/A4 bar restaurant		Recent permission for office means residential now unlikely	0.4		
65	Junction of Sweet Street West and Marshall Street	ARNDALE PROPERTIES	458	City and Harleat	decision pending	Mixed use development including 66,160 m2 of residential floorspace		Planning considering application for extension of time.			Extension of time application under consideration.
83	Sweet Street West	ARNDALE PROPERTIES	458	City and Harleat	29/08/07	Outline application including 66,160 m2 of residential floorspace		Planning permission expired. Larger site such as this unlikely to progress in current climate	3.1	830	
35	52 Cal Lane		462	City and Harleat	24/10/07	Permission for 14 flats in mixed use block.		Not developed- office application subsequently submitted.	0.0	14	
55	Globe Road/Water Lane	Planning applicant - IGLDO REGENERA	1009	City and Harleat	n/a	Planning statement has been completed for Marshall street -1953 building - for proposed demolition		Good location but no current planning permission.	0.6	120	
51	Manor Court, Globe Road/Water Lane		1082	City and Harleat	n/a	Derelict site.		No planning permission or history.	0.1	39	
81	St Peters Square	Planning applicant- LEEDS PROPERTY LTD	2001	City and Harleat		Quarry Hill site it has planning consent for 203 dwellings and could commence straight away.		Awaiting development.	3.0	203	
74	North Street		2006	City and Harleat		Former CASPAR site - 142 flats proposed.		Vacant building closed on H&S grounds. Developer in administration.	0.7	157	
86	Wharf Street		2007	City and Harleat	14/10/03	6 storey 21 flats proposed.		Planning permission expired.	0.0	14	
41	Black Bull Street	YORKSHIRE DESIGN GROUP	2009	City and Harleat	17/12/12 (target determination date)	Application under consideration for 6 storey data centre and car parking		Application under consideration.	3.3	0	
53	Silver Street, Midland Mills (north)	N E RAMSEY & K V DURKIN	2018	City and Harleat	n/a	Holbeck Urban Village strategic housing site. Conservation area. Midland Mills to the south is listed.		Site recently had a commuter car park approved for 5 years at this site. No prospect of development at this time.	0.3	86	
57	Silver Street, Midland Mills (south)	CARTER AND COMPANY	2018	City and Harleat	n/a	Holbeck Urban Village strategic housing site. Conservation area. Midland Mills adjacent is listed.		Site recently had a commuter car park approved for 5 years at this site. No prospect of development at this time.	0.6	179	
62	Sweet Street Surface Car Park		2020	City and Harleat	n/a	Temporary car park use. No residential planning application.		Gas main effects part of site.	0.8	64	
43	Cavendish Street	ATC PROPERTIES LTD	2026	City and Harleat	15/09/09	Multi level development up to 9 storeys high comprising 46 student cluster flats & 24 studio flats total 239 beds		Planning permission expired - developer cannot obtain investment.	0.5	79	
47	EMCO HO 5-7 New York Road		439	City and Harleat		Conversion potential - No planning applications.		Building remains vacant.	0.1	108	
37	83 York Street 4 St Peters Place	OPALTEX BELF ADMINISTERED PENSION FUND	NO SHLAA REF	City and Harleat	17/02/12	7 storey block of 18 flats		Recent planning engagement.	0.8	18	
42	Canal Wharf	MERCHANT COUNTY DEVELOPMENT LTD	NO SHLAA REF	City and Harleat	09/08/08	Outline application for multi level development in three blocks up to 8 storeys		Planning permission expired. Competing in same market as other city centre sites	0.4	64	
44	City Square House Wellington Street/Aire Street Leeds	FLAMEWALL LTD	NO SHLAA REF	City and Harleat	02/08/11	Multi level development in 14 blocks up to 10 storeys comprising mixed use including residential		Application for planning permission extension approved.			
88	York Street		NO SHLAA REF	City and Harleat	30/09/03	Permission for 49 flats.		Planning permission expired.	0.1	49	
58	Globe Road/Water Lane	WEST REGISTER (PROPERTY INVESTMENTS) LIMITED	NO SHLAA REF - current planning permission	City and Harleat	29/11/2010	Water Lane Car Park. Site forms part of wider landholding where there is outline planning permission for mixed use. This part of site has full planning permission for 70 bedroom hotel.		Depends on revival of the city centre housing market.	0.2		Extension of time for Outline application Nov '11
76	Phase 3, East Street	THE GATEWAY (LEEDS) LTD	NO SHLAA REF - current planning permission	City and Harleat	25/11/09	Part 10 storey part 18 storey block of 96 student cluster flats		Not progressing due to economic reasons - planning permission due to expire Nov '12.		96	
80	St Peters Church and Chantry House	RIPON AND LEEDS DIOCESAN BOARD OF FINANCE	NO SHLAA REF - current planning permission	City and Harleat	27/08/12	Change of use including refurbishment and extensions to 2 church buildings with 2 flats, to form offices and 16 flats and erect 5 storey block comprising office and 21 flats, with car parking		s106 signed		23	
85	Water Lane, Bath Road, Union Place and Marshall Street, Holbeck	IGLDO	NO SHLAA REF - current planning permission	City and Harleat	05/03/12	Mixed use development with residential.		Extension of time granted.			Extension of time for planning permission March '12. Viability appraisal option is built into the existing s106 agreement.
73	Monksbridge, Whitehall Road	GLOBE ROAD LTD	ref no. 80c	City and Harleat	17/11/10	Multi level development up to 31 storeys with 833 flats.		No progress due to viability.		833	Scheme being renegotiated - financial viability being discussed in terms of s106.

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90	Ashley Road	CAKAPPLE PARTNERSHIPS LTD	638	Farley & Wortley	18/05/08	34 flats and erection of 29 houses and 18 flats in 2 three storey blocks.		Planning permission expired.	1.4	71	
93	Royds Lane	Planning applicant:HALLAM LAND MGMT LTD, DW WILSON & TRUSTEES OF THURCASTON PARK TRUST	639	Farley & Wortley	01/02/08	Outline application to layout access road and erect a mixed use development including 258 dwellings		Development awaiting completion of s106	5.3	258	
91	Berry Mount Wood Lane	J & J WADSWORTH, A, J.C & H ROWAN	644	Farley & Wortley	20/03/2008 17/06/10 EXT OF TIME APPROVED	Outline application to layout access road and erect 12 dwellings		Planning permission expired.	0.6	12	
94	Stonebridge Lane	NEWCASTLE LAND & PROPERTIES LTD.	3198	Farley & Wortley	08/12/2008 also 08/09/11	Three ongoing applications:-Renewal of outline permission 24/190/09/07 to layout access and supermarket alongside residential. Second is for change of use to 17 flats and third is listed building consent for 17 flats.		Recent activity in terms of planning application so could be a positive sign in terms of delivery.	0.4	20	
92	Prospect House, Lower Wortley	A, L & M LOFHOUSE	NO SHLAA REF - current planning permission	Farley & Wortley	12/07/10	Demolish and construct 12 flats in one 3 storey and one 4 storey block.		Not progressed due to economic climate - permission expires July '13.	12	Extension of time for planning permission in July '10.	
95	Barnsley Lane	STONEBRIDGE HOMES LTD	353	Garforth & Swillington	23/05/08	Demolition of 3 bungalows, laying out of access road and erection of 11 houses		Planning permission expired.	0.4	11	
98	Manor Farm Micklefield	Planning applicant - M.J.HICKMAN	825	Garforth & Swillington	21/07/11	14 dwelling houses and retention of 2 existing dwelling houses		Developer has submitted an extension of time.	14	Extension of time for planning permission in July '11. Greenspace contribution to be discussed	
97	Lotherton Way, Ash Lane, Garforth		2032	Garforth & Swillington	n/a	No planning applications		Mix of greenfield and brownfield.	0.7	25	
101	Springhead Mill, Springfield Road, Quisley	SPRINGHEAD DEVELOPMENTS LTD	271	Quisley & Rawdon	16/04/10	Outline planning application for residential and conversion refused.		Details of scheme unacceptable	1.9	67	
99	Bradford Road, Quisley	NO INFORMATION	1103	Quisley & Rawdon	24/02/05	Outline application to erect residential development		Application withdrawn - no further information	1.2	42	
100	Selby Road Garforth	MULTIPLE OWNERS	2132	Quisley & Rawdon	n/a	Long term development potential. No planning applications.		PAS site in multiple ownerships.	18.0	473	
102	Spenfield House, Olley Road, Headingley		8	Headingley	26/02/08	6 flats and caretaker lodge and erection of 7 terrace houses		Planning permission expired.	1.2	12	
103	Woodside Mill Low Lane Horsforth	JOHN OGDEN PROPERTIES LTD	65	Horsforth	27/02/12	Outline application to layout access road and erect 57 two bedroom flats, 13 one bed flats and 12 three bed houses		Revisions to s106 being discussed.	1.3	72	
104	214-244 Castigan Road		620	Hyde Park & Woodhouse	28/03/07	Part 4 5 and 6 storey block of 88 flats with 92 car parking spaces and replacement telecommunications mast		Planning permission expired.	0.6	86	
105	Brandon Road		3157	Hyde Park & Woodhouse	17/11/04	Demolition of existing buildings and erection of 3 blocks of flats with basement car parking		Planning permission expired.	0.2	72	
106	South Parkway, Seacroft	BELLWAY HOMES	815	Killingbeck and Seacroft	10/01/2012 (revised)	202 dwelling houses.		Scheme stalled due to low market sales of recently constructed houses.	4.5	226	Equity loan package for purchasers on next phase of scheme is being negotiated with the developer prior to recommencement on site.
107	Carlton View Ashton Bywater		827	Kippax and Methley	18/07/06	Renewal of outline permission for residential development		No progress or contact from agent or applicant	0.9	25	
112	Land At Vesper Road, Kirkstall		37	Kirkstall	n/a	Pre app discussions for 11 one bed and 36 2 bed flats		Developer didn't progress beyond preapp stage.	0.5	47	
111	Kirkstall Forge Abbey Road	GMV TWELVE	626	Kirkstall	Extension of time pending	Large mixed use site including residential.		Development awaiting confirmation of funding for infrastructure.	17.0	1385	Developer and council in discussion about financial assistance towards rail halt.
108	Area within Kirkstall Rd, Beecroft Street, Commercial Road	14 OWNERS	NO SHLAA REF	Kirkstall	29/01/08	Part of District Centre. Outline planning application for mixed use.		Planning permission expired. New proposals now coming forward.	3.6	109	
110	Former Boston Ciner, St Anns Lane, Burley, Leeds	DESIGN LIFE LTD	NO SHLAA REF	Kirkstall	01/08/12	Alterations to access and erect 12 houses with landscaping.		Recent application suggests intention is to proceed.	0.7	30	
109	Eden Mount, Kirkstall Leeds	MOOD DEVELOPMENT LTD.	NO SHLAA REF - current planning permission	Kirkstall	16/02/11	Part 3 and part 4 storey block comprising 16 two bed flats and 1 studio flat with 10 car parking spaces		No discharge of planning conditions, no start on site.	16	Extension of time for planning permission in Feb 2011	
113	Benyon House, Ring Road, Middleton	GOOSEPOOL INVESTMENTS LTD C/O CP WAITES	3015	Middleton	15/03/12	Supermarket planning application refused. No other planning permission in place though potential for residential.		Commercial units currently on site.	2.5	74	
114	Sandhill Lane, Moortown		16	Moortown	n/a	Proposed residential development (15 - 20 houses)		Pre- app discussion only.	0.4	15	
121	Valley Mills, Valley Rd	HARPER BROTHERS	126	Morley South	16/03/07	Was appeal to refusal of residential but now been withdrawn		Access problems	3.9	116	
120	Tingley Mills, Tingley Common		141	Morley South	Pre app discussions	Pre- app discussions to convert from industrial use to residential. No planning application yet.		Potential inclusion in conservation area. Viability issues as flats. Also access problems.	1.0	36	
118	Park Mills South Street Morley	AHF PROJECTS LTD	547	Morley South	26/07/07	Change of use of existing mill into 33 flats		Not viable- high build costs.	0.4	43	
115	Albert Road, Morley	MONIE BROTHERS (PROPERTIES) LTD	549	Morley South	22/03/05	Application for 60-80 units incl large block of flats.		Site next to scrapyard- noise pollution hence inclusion of flats. Not progressed.	0.8	40	

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119	Road Mills Lane, High Street, Morley		2038	Morley South	n/a	No planning application.			Site is designated as an employment site within current UOIP and housing development would need to be assessed by policy E7. Conservation area.	1.8	66	
116	Bridge Street Morley	LINDLEY (HOLDINGS) LTD AND PEELE ESTATES LTD	3189	Morley South	08/05/08	Change of use involving part demolition of school, to form 3 houses, demolition of caretakers dwelling and erection of 3 storey block of 11 flats, with car parking			Started, demolished school (without permission) Site not progressing due financial reasons.	0.3	14	
117	Fountain Street	Planning Applicant: JONES HOMES (NORTHERN) LTD	NO SHLAA REF - current planning permission	Morley South	01/11/2012 (Dec due)	51 houses and flats. Partially complete due to economic climate a new application has been submitted for 42 houses.			Economic reasons for delay - new scheme being negotiated.		42	Work halted during development - new application to be determined Nov '12 on revised viability
122	Garnetts Paper Mill, Mill Lane Otley	W KINREAD AND DL DODD	1122	Otley	11/06/12	138 dwellings plus retirement flats			Discussions about viability ongoing.		138	Ongoing discussions about viability
123	Site At Alma Villas, Woodeston		136	Oulton		No planning applications			Small site with constrained access	0.7	12	
124	Daylona Works, Carlisle Road	ADMINISTRATORS OF LOKTON LIGHTING LTD	33	Putsey	01/06/12	Erection of 23 dwelling houses			Intend to start on site December 2012.	0.6	26	
125	Lane End, Putsey	JACK LUNN HOMES LTD	660	Putsey	08/07/12	Erection of part 3 storey part 4 storey block of 39 two bedroom flats and 2 one bedroom flats, 2 storey block of 8 two bedroom flats and change of use of barn to form 2 two bedroom flats, with car parking and landscaping			Recent planning activity.	0.6	49	
127	Station Street, Putsey		659	Putsey	27/10/06	Renewal of outline permission for residential development.			Low to medium market area.	0.6	20	
126	Occupation Lane, Putsey	MR S SWALLOW	666	Putsey	03/03/08	Laying out of access road and erection of 85 flats and 75 houses			Application withdrawn	2.7	110	
128	Main Street Carlton		507	Rothwell	18/07/06	Renewal of outline permission for residential development			Expiry of planning permission.	0.6	15	
129	Land North of Morrisons, Swinnow Road	DUFFIELD PRINTERS	26	Swinnow	24/01/11	42 flats in 3 storey blocks			Current planning permission, awaiting development.		42	
130	Waterloo Sidings		465	Temple Newsam	n/a	No proposals submitted.			Potential contaminated land low market area difficult access and policy M50 (nature conservation issues must be addressed).	7.3	140	
132	St Vincents Church, Boston Spa	DIOCESE OF LEEDS	90	Wetherby	16/07/07	Laying out of access road and erection of 15 houses			Application withdrawn.	0.6	13	
131	Bosccliffe Road Bramham	HOMES BY WOODFORD LTD (06)	778	Wetherby	19/11/04	16 dwelling houses			Design and Access Statement completed March 2012.	0.9	18	
133	Land to the Rear of Naylor Jennings Mill Green Lane, Yeaton		1308	Yeaton	n/a	No planning applications				4.2	126	

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