



SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS)

Meeting to be held in the Civic Hall, Leeds on
Wednesday, 19th December, 2007 at 10.00 am

MEMBERSHIP

Councillors

B Anderson (Chair)	-	Adel and Wharfedale
C Beverley	-	Morley South
A Blackburn	-	Farnley and Wortley
D Coupar	-	Middleton Park
Mrs R Feldman	-	Alwoodley
A Gabriel	-	Beeston and Holbeck
D Hollingsworth	-	Burmantofts and Richmond Hill
G Hyde	-	Killingbeck and Seacroft
R Lewis	-	Pudsey
A Ogilvie	-	Beeston and Holbeck
L Rhodes-Clayton	-	Hyde Park and Woodhouse
F Robinson	-	Calverley and Farsley

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

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded.)</p>	
2			<p>EXCLUSION OF THE PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstances shall be specified in the minutes.)</p>	
4			<p>DECLARATIONS OF INTEREST</p> <p>To declare any personal / prejudicial interests for the purpose of Section 81 (3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p> <p>To receive any apologies for absence.</p>	
6			<p>MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING</p> <p>To receive and approve the minutes of the previous meeting held on 21st November 2007.</p>	1 - 8

Item No	Ward/Equal Opportunities	Item Not Open		Page No
7			<p>MINUTES OF THE EXECUTIVE BOARD</p> <p>To receive and note the minutes of the Executive Board meeting held on 14th November 2007.</p>	9 - 20
8			<p>WASTE SOLUTION FOR LEEDS</p> <p>To consider a report by the Head of Scrutiny and Member Development as part of the Inquiry into waste and recycling.</p>	21 - 106
9			<p>WORK PROGRAMME</p> <p>To consider a report of the Head of Scrutiny and Member Development on the Board's work programme.</p>	107 - 124
10			<p>DATE AND TIME OF NEXT MEETING</p> <p>Wednesday, 30th January 2008 at 10.00 a.m. (Pre-meeting for Board Members at 9.30 a.m.)</p>	

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Agenda Item 6

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS)

WEDNESDAY, 21ST NOVEMBER, 2007

PRESENT: Councillor B Anderson in the Chair

Councillors C Beverley, A Blackburn,
D Coupar, Mrs R Feldman, A Gabriel,
D Hollingsworth, G Hyde and F Robinson

46 Chair's Opening Remarks

The Chair formally welcomed Steven Courtney, the newly appointed Principal Scrutiny Adviser who has joined Leeds City Council from Bradford City Council and is an experienced Scrutiny Adviser.

The Chair also welcomed students from Trinity and All Saints College who attended the meeting to observe a Scrutiny Board in operation. For the benefit of those students present, Members were asked to introduce themselves and to indicate the political party they represent.

47 Declarations of Interest

That the following personal interests were declared regarding Agenda Item 9 – Performance Report (Minute 53 refers) and Agenda Item 11 – Rodent Control in Leeds (Minute 55 refers):

- Councillor B Anderson in his capacity as Chair of West/North West Homes.
- Councillor A Blackburn in her capacity as a Director of West/North West Homes.
- Councillor D Coupar in her capacity as a Member of Belle Isle Tenants Management Organisation.
- Councillor D Hollingsworth in his capacity as a Director of East/North East Homes.
- Councillor G Hyde in his capacity as a Director of East/North East Homes.

48 Apologies for Absence

Apologies for absence were received on behalf of Councillor R A Lewis and Councillor A Ogilvie.

49 Minutes of Previous Meeting - 24th October 2007

RESOLVED - That the minutes of the last Scrutiny Board (Environment and Neighbourhoods) held on 24th October 2007 be confirmed as a correct record.

Draft minutes to be approved at the meeting
to be held on Wednesday, 19th December, 2007

50 Matters Arising from the Minutes

Minute 37 – Matters Arising

The Chair informed the Board that a list of the original sites considered for the proposed energy from waste plant would now be included on the December 2007 agenda.

Councillor Coupar expressed her disappointment that it was now the third meeting that this information had been requested for scrutiny purposes and it was felt that Members should have been provided with this information more speedily.

The Chair informed the meeting that he would make arrangements to send Members of the Board an electronic reference to allow them to access the information, which was now in the public domain.

Minute 40 – Voids and Empty Properties Update

Members confirmed that they were satisfied with the information they had received on void and empty properties relating to the Manor Farm, Cross Green and East End Park Estates.

51 Minutes of the Overview and Scrutiny Committee

RESOLVED – That the minutes of the Overview and Scrutiny Committee meeting held on 19th October 2007 be received and noted.

52 Minutes of the Executive Board

RESOLVED - That the minutes of the Executive Board meetings held on 11th September 2007 and 17th October 2007 be received and noted.

53 Performance Report Quarter 2 2007/08

The Head of Policy, Performance and Improvement submitted a report presenting the key areas of under performance at the end of Quarter 2 (1st July to 30th September 2007).

Neil Evans, Director of Environment and Neighbourhoods was in attendance and responded to Members' questions and comments.

In summary, specific reference was made to the following issues:-

- The need for assurances that the service provided by the Council with regard to abandoned vehicles will continue after NRA funding ceases in March 2008. *(In response, the Director informed the meeting that any opportunities to access external funding would be maximised. The Board*

was also informed that the Department's budget submission would include funding elements for this service area.)

- An explanation as to why the Council has problems with Police resources when dealing with abandoned vehicles and whether these resources will improve in the near future. *(In response, the Director informed the meeting that he would like to investigate this matter further and will supply Members with this information).*
- An explanation as to why the contract for the removal of abandoned vehicles had been awarded to a company based in Doncaster rather than a Leeds based contractor. *(In response the Director informed the meeting that the contract had been tendered through the Procurement Unit with contract conditions specifying response times. It was further highlighted to the Board that there had been a significant improvement in response times, which had reduced from eight days to 3½ hours).*
- Clarification on the various performance figures relating to decency standards. *(In response, the Director informed the meeting that, while the component (rather than the whole house) approach to undertake the works was generally regarded as being more efficient, this was likely to impact on the performance indicator – with performance seemingly remaining static, until the final components had been completed.)*
- Clarification on concerns around 'addressing domestic violence'. *(In response, the Director informed the meeting that the increased actions against perpetrators was expected to encourage more women to come forward but across West Yorkshire there had been a fall in reported incidents of domestic violence. The Director also informed the meeting that he would investigate this matter further and will supply Members with this information).*
- Concern was expressed that some households still do not have access to kerbside collection of recyclables and that Leeds' performance only ranked 4th when compared to other Core City comparators. Members also expressed some concern that households may eventually end up with a total of four bins for collection. *(In response, the Director informed the meeting of the Council's successful (brown bin) pilot scheme which will be extended to include other areas of the city, with an anticipated city-wide roll out during 2008/09 and 2009/10. The Director also highlighted that it was important to recognise that in some instances different solutions were needed to meet specific/ individual need.)*
- Members expressed concern at the lack of performance information in relation to dealing with anti-social behaviour. *(In response, the Director informed the meeting that there were no national figures on anti-social behaviour but that the department does keep records of the figures on how many inquiries the Council receives and what action is taken. It was indicated that these figures could be made available to Members).*

The Chair thanked the Director of Environment and Neighbourhoods for his attendance.

RESOLVED –

- (a) That the contents of the report and appendices be noted.

- (b) That the Director of Environment and Neighbourhoods be requested to supply Board Members with the:
- (i) Performance information in relation to anti-social behaviour; and,
 - (ii) Outcome of the further investigation into the level of Police resources dealing with abandoned vehicles.

(Note: Councillor C Beverley arrived at the meeting at approximately 10.20 a.m. during consideration of the above item.)

54 Outcomes of Research into the Housing Market in Leeds

The Director of Environment and Neighbourhoods submitted a report on the outcomes of research into the housing market in Leeds, together with a detailed presentation document on the New Housing Market in Leeds which sets out:

- An overview of the research
- The current Leeds Housing Markets – key issues across the housing market zones.
- Emerging demand for both owner occupied and social housing.
- The change in the size of properties across the city.
- Entry level salaries for buyers across the city.
- An overall assessment of the targets to increase affordable housing and current delivery.
- The effects of the changes to the levels of affordable housing on a scheme.

Paul Langford, Chief Housing Services Officer presented the report and gave detailed responses to Members' questions and comments.

In brief, specific reference was made to the following issues:-

- The need for a ward-by-ward breakdown of those households surveyed as part of the Housing Market Assessment project.
- The need to provide Members with affordability information for the south side of Leeds.
- Clarification on the proportion of the 77 acres of land identified for development where clearance/ demolition was needed.
- Point of clarification that it was 'Beeston Hill' and not 'Beeston' that had been identified as an area for development.
- Clarification on the distinction between the various housing market zones .
- The supply of rented social housing and clarification on the number of Council properties to be demolished and replaced.
- The supply of housing for the elderly, such as flats and bungalows, for the scheme of 150 properties in Roundhay/ Moortown.
- The patterns of demand relating to households seeking to buy.
- How the Council proposes to ensure developers deliver the necessary levels of affordable housing in Leeds.

- Use of the Council's planning powers to address issues such as, further developments of apartments in the City Centre and multiple unit purchasing on developments.
- The Council's role in facilitating the development and availability of shared ownership mortgage products and the like.
- The need to increase the supply of housing in general, including number of affordable homes for families and others.
- The availability of land and the need to consider developing green and brown field sites.
- The need to translate and use government guidelines to develop an affordable homes strategy and delivery plan for Leeds. Members felt that the income levels shown in the statistics were not representative of the true level of earnings for many of the people of Leeds, especially the low income earners.
- Members requested regular updates following the Strategic Affordable Housing Partnership meetings and that a report be submitted to a future meeting of the Board, outlining the Future Housing Vision and the associated delivery plan.

Further discussions ensued relating to the history of the many back-to-back properties in Leeds, whether properties in multiple occupation usually reserved for the student population could be converted back into family homes and the Council's incentives to re-house the elderly who are over housed.

The Chair thanked Paul Langford for his attendance.

RESOLVED -

- (a) That the contents of the report and appendices be noted.
- (b) That the Director of Environment and Neighbourhoods submits a further report outlining the Future Housing Vision and the associated delivery plan.
- (c) That the Director of Environment and Neighbourhoods provides regular updates to the Board, following the Strategic Affordable Housing Partnership meetings.

55 Rodent Control in Leeds

The Chief Environmental Health Officer submitted a report on the incidence of rodents in Leeds, the Council's obligations under the prevention of Damage by Pets Act, the structure and performance of the Pest Control Service and further opportunities to develop the service and improve service standards.

Keith Gibson, Environmental Health Manager presented the report and responded to Members' questions and comments.

In brief, the main issues raised were:-

- The move towards a pest management rather than a pest control approach, which included a partnership arrangement that provided an

incentive to reduce the rat population in Leeds. It was outlined to the Board that one of the aims of the partnership arrangement was to address the rising number of rats and other pests on the streets and in people's homes.

- The need for more pro-active work to educate people on the proper disposal of food waste, such as takeaways, and the opportunities for new ways of working around prevention that the partnership arrangements would help to facilitate. It was suggested that pictorial messages could be used to get key messages across to the public.
- Clarification that the contractors are meeting the five working day target to respond to complaints of rodents in Leeds. (*The Officer informed the meeting that he would provide Board Members with this data via email*).
- Clarification of the charges for the removal of wasps' nests for the elderly.

The Chair thanked Keith Gibson for his attendance.

RESOLVED -

- (a) That the contents of the report be noted.
- (b) That the Director of Environment and Neighbourhoods submit an update report within the next six months detailing the progress of the partnership arrangement and outlining the preventative and educational work being undertaken.

56 CO2 Emissions

The Head of Scrutiny and Member Development submitted a report outlining details at Appendix 1 of the first meeting of the CO2 Emissions Working Group held on 1st November 2007. This presented a number of preliminary recommendations.

RESOLVED -

- (a) That the contents of the report and appendices be noted.
- (b) That the preliminary recommendations be endorsed.
- (c) To note that further meetings of the Working Group are to be held, the outcomes of which will be reported back to the Board.

57 Work Programme

The Head of Scrutiny and Member Development submitted a report on the Board's current work programme and Forward Plan of Key Decisions for November 2007 to February 2008.

A further Forward Plan of Key Decisions for the period 1st December 2007 to 31st March 2008 was tabled at the meeting.

RESOLVED –

- (a) That the report and appendices be received and noted.
- (b) That a further 'Future Housing Vision' report and a six month update report on Rodent Control in Leeds (as discussed elsewhere on the agenda) be included in the work programme.

- (c) That the following reports, identified on the Forward Plan of Key Decisions (1 December 2007 to 31 March 2008) be actioned accordingly:
 - (i) Leeds Climate Change Strategy – to be considered by the CO2 Working Group, as appropriate;
 - (ii) Home Energy Conservation Act 11th Report – to be circulated to Members of the Board.
- (d) That the Principal Scrutiny Adviser review the outcomes from the Boards previous meeting during the current municipal year, to identify any outstanding issues.

58 Date and Time of Next Meeting

Wednesday, 19th December 2007 at 10.00 a.m. in the Civic Hall, Leeds (Pre-meeting for Board Members at 9.30 a.m.)

The Chair thanked everyone for their attendance. The meeting concluded at approximately 11.50 a.m.

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EXECUTIVE BOARD

WEDNESDAY, 14TH NOVEMBER, 2007

PRESENT: Councillor M Harris in the Chair

Councillors A Carter, R Brett, J L Carter,
R Finnigan, R Harker, P Harrand, J Procter,
S Smith, K Wakefield and J Blake

Councillor J Blake – Non-voting Advisory Member

103 Late Items

There were no late items but additional information had been provided since the despatch of the agenda with regard to the Review of 14-19 Provision in Leeds.

104 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the ground that it is likely, in the view of the nature of the business to be transacted or the nature of proceedings, that if members of the public were present there would be a disclosure to them of exempt information so designated as follows:

- (a) The annex to the report referred to in minute 115 under the terms of Access to Information Procedure Rule 10.4 (3) and on the grounds that the information contained in the annexe relates to the financial or business affairs of the Council. It is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to the disposal of this property or other similar transactions about the nature and level of offers which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.
- (b) Appendices 1, 2 and 4 to the report referred to in minute 121 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption in relation to appendices 1,2 and 4 attached to the report outweighs the public interest in disclosing the information by reason of the fact that in relation to Appendix 1 and 2, the success of the scheme could potentially be prejudiced by speculative investors acquiring properties in advance of the Council's action, and in respect of Appendix 4, the costs attributed to the purchase of private properties are purely estimates at this stage and their disclosure could prejudice the

Draft minutes to be approved at the meeting
to be held on Wednesday, 19th December, 2007

Council's ability to reach an agreement on the purchase price with owners.

- (c) Appendix 1 to the report referred to in minute 123 under the terms of Access to Information Procedure Rule 10.4(3) and because publication could prejudice the City Council's commercial interests as, both this Appendix and the Outline Business Case include matters where negotiations of a confidential nature will ensue with bidders. In these circumstances it is considered that the public interest in not disclosing this commercial information outweighs the interests of public disclosure.

105 Declaration of Interests

Councillor Wakefield declared a personal interest in the item relating to the Review of 14-19 Provision in Leeds (minute 108) as a member of the Learning and Skills Council.

Councillor Smith declared a personal interest in the item relating to a Waste Solution for Leeds (minute 119) as a member of Greenpeace.

Councillor Harris declared a personal and prejudicial interest in the item relating to The Trinity Quarter and Leeds Shopping Plaza (minute 117) having been significantly involved in a fringe meeting sponsored by the principal developer for the scheme.

A further declaration made during the meeting (Councillor Harris) is referred to at minute 123.

106 Minutes

RESOLVED – That the minutes of the meeting held on 17th October 2007 be approved and that with reference to minute 102(b) the considerations of the Scrutiny Board (Children's Services) and their decision not to further scrutinise the matter referred to be noted.

LEISURE

107 Tinshill Recreation Ground

Further to minute 87(d) of the meeting held on 17th October 2007 the Chief Recreation Officer submitted a report on the arrangements for access to two pitches which are to be fenced and which are part of Tinshill Recreation Ground.

RESOLVED –

- (a) That the report be noted and the following arrangements approved:
- The substantial improvements to the pitches at Tinshill Recreation Ground
 - The letting of the pitches at Tinshill Recreation Ground through the Parks and Countryside annual allocation process
 - The allocation of an on site gardener to Tinshill Recreation Ground

Draft minutes to be approved at the meeting
to be held on Wednesday, 19th December, 2007

- The development of the pilot project for allocations to the changing facilities and car parking at Ralph Thoresby School and the pitches at Tinshill Recreation Ground
- (b) That reports be brought back to this Board on an annual basis with regard to the operation of these arrangements, including information with regard to frequency and patterns of usage under former arrangements and these arrangements.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he voted against these decisions)

CHILDREN'S SERVICES

108 Review of 14-19 Provision in Leeds

A report of the Chief Executive of Education Leeds on the consultation arrangements of the Learning and Skills Council in relation to proposals for the reorganisation of FE colleges in Leeds had been circulated with the agenda. Consultation had commenced on 8th November 2007 and was scheduled to end on 5th December 2007.

Following publication of the Learning and Skills Council proposals a report of the Director of Children's Services and Chief Executive of Education Leeds offering views on the proposals had been circulated to the Board. A report on the observations of the Scrutiny Board (Children's Services) had also been circulated.

RESOLVED –

- (a) That the views expressed in the report of the Director of Children's Services and Chief Executive of Education Leeds be approved for use in formulating the Council's official response to the consultation on the proposal for the changes to Further Education Colleges in Leeds.
- (b) That the Chief Executive of Education Leeds be authorised to draft a detailed response in consultation with the Executive Member (Learning) for approval and signature by the Leader of Council.
- (c) That the Chief Executive of Education Leeds be requested to have due regard to the observations of the Scrutiny Board (Children's Services).

ADULT HEALTH AND SOCIAL CARE

109 The Outcome of Consultation and the Proposed Procurement Methods for the Future Provision of the Service at Terry Yorath House

The Director of Adult Social Services submitted a report on the outcome of consultation with disabled adults in Leeds and the detailed assessed needs of the current residents of Terry Yorath House.

RESOLVED –That the outcome of the consultation process be noted, that the commitments given to those residents who wish to remain in residential care at Terry Yorath House be endorsed and that the "twin-track" approach to the future development and the procurement of accommodation services for disabled people in Leeds be approved.

Draft minutes to be approved at the meeting to be held on Wednesday, 19th December, 2007

CENTRAL AND CORPORATE

110 Capital Programme - 2007/08 Mid Year Financial Update

The Director of Resources submitted a report on the latest financial position in respect of the 2007/08 Capital Programme highlighting some capital expenditure and funding changes that have arisen since the Programme was approved in February 2007 and since the subsequent update report to the Executive Board on 22nd August 2007.

RESOLVED –

- (a) That the latest position of the Capital Programme 2007/08 and the projections for 2008/09 to 2010/11 be noted.
- (b) That approval be given to the injection in 2007/08 of £2,177,000 of Leeds resources for the additional site related costs associated with the Combined Secondary Schools PFI project and that authority be given to spend such amount.
- (c) That approval be given to the injection in 2007/08 of £622,000 of Leeds resources for the additional accommodation works at 225 York Road for the Taxi and Private Hire Licensing Section.
- (d) That the Board notes that any additional capital resources required to support the Roundhay Mansion scheme will be considered as part of the February 2008 capital programme update.
- (e) That approval be given to the transfer of £6,350,000 from the East Leeds Family Learning Centre scheme to the capital contingency scheme to be released at a later date when requirements for the East Leeds site are known.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting in relation to (e) above)

111 Revenue Expenditure - Mid Year Update

The Director of Resources submitted a report setting out the Council's financial health for 2007/08 after six months of the financial year. The report covered revenue expenditure and income to date compared to the approved budget, the projected year end position and proposed actions to ensure a balanced budget by the year end.

RESOLVED –

- (a) That the projected financial position of the authority after six months of the new financial year be noted.
- (b) That Council be recommended to approve the appropriate budget adjustments as described in paragraph 3.9 of the report.
- (c) That the decision of the Leader, Chief Executive and Director of Resources to approve the Annual efficiency statement – mid year update 2007 for submission to the Department for Communities and Local Government by 15th November 2007 be noted.

(Under the provision of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this matter)

112 Treasury Management Strategy Update 2007/08

The Director of Resources submitted a report providing a review and update of the treasury management strategy for 2007/08.

RESOLVED – That the report be noted.

113 Pre Budget Report and Comprehensive Spending Review 2007

The Director of Resources submitted a report outlining the announcements made by the Chancellor of the Exchequer in the Pre-Budget Report and the Comprehensive Spending Review that directly relate to local government.

RESOLVED – That the report be noted.

114 The Statement of Licensing Policy for Leeds 2007-2010

The Assistant Chief Executive (Corporate Governance) submitted a report on consultation that has been undertaken under the Licensing Act 2003 and the resulting draft Statement of Licensing Policy for Leeds 2007-2010.

RESOLVED –

- (a) That having considered the proposed responses to matters raised in consultation, as set out in Appendix 1 to the report, this Board recommends to Council that it be approved as the response of Leeds City Council to the matters raised in consultation.
- (b) That having considered the evidence set out in Appendix 2 to the report and the consultation responses on the proposals on cumulative impact, this Board recommends to full Council that the Statement of Licensing Policy includes cumulative impact policies in respect of the city centre, Headingley, Hyde Park and Woodhouse, Chapel Allerton and Horsforth.
- (c) That the contents of the revised draft Statement of Licensing Policy at Appendix 3 to the report be noted and that Council be recommended to adopt this policy, including the cumulative impact policies referred to at (b) above, as the Statement of Licensing Policy for Leeds 2007/2010.
- (d) That the Assistant Chief Executive (Corporate Governance) provide advice to Council members as to how reviews of the Statement can be triggered and give consideration as to how full Council could be given the opportunity to debate such Policies in detail at the early stage of proposals being formulated.

DEVELOPMENT AND REGENERATION

115 Former Headingley Primary School

Further to minute 68 of the meeting of the Board held on 11th September 2007 the Directors of City Development and Environment and Neighbourhoods submitted a report on the request made by the Headingley Development Trust to transfer the former Headingley Primary School site to the Trust at nil consideration so that it can be developed as an enterprise and arts centre.

Draft minutes to be approved at the meeting
to be held on Wednesday, 19th December, 2007

Following consideration of the appendix to the report designated as exempt under Access to Information Procedure rule 10.4(3), which was considered in private at the conclusion of the meeting, it was:

RESOLVED –

- (a) That the Headingley Development Trust be given an in-principle agreement that the Council will grant a long-leasehold interest at nil premium and at a peppercorn rent subject to the Trust demonstrating by 30 June 2008 that it has made substantial progress towards achieving all of its funding arrangements and to the Trust agreeing to take on all financial and other responsibility for delivering the services provided from the Headingley Community Centre for a period of 25 years.
- (b) That should the Trust not have made that substantial progress by 30 June 2008 the Director of City Development proceed with the open marketing of the former primary school as part of the Capital Receipts programme.
- (c) That the Trust's application to the Community Asset Transfer Fund be supported and, the Partnership Agreement as set out in Appendix 1 be approved and the Chief Executive be authorised to sign the relevant part of that application on behalf of the Council to allow its submission by the deadline date of 15 November 2007.
- (d) That in view of the deadline date specified in (c) above this decision be exempted from the provisions of Call In.
- (e) That, subject to the Trust being able to complete its funding arrangements and open the proposed HEART centre, the Director of City Development be instructed to make arrangements for the disposal of the Headingley Community Centre, at open market value, once it becomes vacant.

116 Horsefair, Wetherby - Pedestrian Improvements Scheme

The Directors of Environment and Neighbourhoods and City Development submitted a report on a proposal to spend £606,000 of Town and District Centre Regeneration Fund monies to deliver a pedestrian improvement scheme on Horsefair, Wetherby.

RESOLVED - That the report and the detailed design of the scheme be noted and authority be given to spend £606,000 of Town and District Centres Regeneration Fund monies on the scheme.

117 The Trinity Quarter and Leeds Shopping Plaza

Referring to minutes 74 to 80 of the meeting of the Board held on 29th September 2004 the Director of City Development submitted a report on the proposed transfer of the existing development agreement and compulsory purchase indemnity agreement from the Universities Superannuation Scheme Limited to Trinity Quarter Developments Limited.

RESOLVED –

- (a) That approval be given to the transfer of the development agreement and CPO indemnity agreement from USS to TQD and that approval be given to the form of the guarantee of TQD's obligations by LandSec and Caddick on the terms outlined in the report, subject to Land Securities Trinity Limited (a wholly owned subsidiary of Land Securities Property Holdings Ltd) completing their shareholders agreement such that 75% of the shares in TQD are owned by Land Securities Trinity Limited and 25% by Caddick Group PLC.
- (b) That the "transfer" be approved on the following basis:
 - (i) The entering into of a new development agreement (and ultimately a lease) with TQD on substantially the same terms as the original agreement with USS subject to the amendments outlined in the report.
 - (ii) Approve and enter into the novation (transfer) of the existing CPO indemnity agreement from USS to TQD with the Caddick Group PLC and Land Securities Property Holdings Ltd entering into a guarantee with the Council relating to the Development Agreement, Lease and CPO Indemnity Agreement as outlined in the report.
 - (iii) That following the novation of the CPO indemnity agreement from USS to TQD, USS will no longer have any financial liability to the Council and will be released from all liabilities under the existing development agreement.

(Having declared a personal and prejudicial interest Councillor Harris left the meeting during consideration of this matter and vacated the Chair in favour of Councillor A Carter)

118 Kirkgate Market - Development Strategy Update

Further to minute 27 of the meeting of the Board held on 18th May 2005 the Director of City Development submitted a report on progress made in formulating the Kirkgate Market Asset Management Plan and on a proposal to move onto the next stage of public consultation.

RESOLVED – That the public consultation leaflet and questionnaire be approved and authority given for commencement of the public consultation exercise as soon as practicable.

ENVIRONMENTAL SERVICES

119 Waste Solution For Leeds

The Director of Environment and Neighbourhoods submitted a report on the proposed submission of an Outline Business Case to DEFRA for PFI credits to support the proposed Residual Waste Treatment project.

RESOLVED –

- (a) That the report be noted;
- (b) That the submission of the Outline Business Case for the Residual Waste Treatment project to DEFRA be approved;

- (c) That the proposed recycling strategy approved by this Board on 11 September 2007 be further noted with particular reference to the proposals to retain a weekly kerbside collection, and to the fact that it is not the Council's intention to introduce new charging schemes for waste collection;
- (d) That the Board notes that the submission of the bid will be based upon a reference site and technology, with no implication that Leeds City Council land or Energy from Waste constitute preferred options;
- (e) That the procurement shall proceed on a neutral technology and site basis in accordance with government advice;
- (f) That the Board accepts the affordability implications of the Outline Business Case and of entering into a PFI contract for the treatment of residual waste from April 2014 to March 2038 as set out in Table 2 of the report;
- (g) That approval be given to the submission of the Outline Business Case in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in April 2011, as illustrated at paragraph 8.6 of the report and in Table 4;
- (h) That approval be given to the project governance arrangements outlined in section 11 of the report, including the establishment of the Residual Waste Treatment Project Board (with delegated powers), and that delegated authority be given to the Deputy Chief Executive, in consultation with the Director of Environment and Neighbourhoods, to extend the responsibilities of the Residual Waste Treatment Project Board and to establish one or more new Project Boards (with delegated powers) in order to support the Director of Environment and Neighbourhoods in the delivery of the wider Waste Solution;
- (i) That the intention to bring further reports to this Board prior to the commencement of the procurement regarding the project evaluation model be noted;
- (j) That decisions on the sale and purchase of LATS be delegated to the Director of Environment and Neighbourhoods, in consultation with the Director of Resources, at what is considered to be the best achievable price.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this matter)

NEIGHBOURHOODS AND HOUSING

120 Beeston Group Repair

The Director of Environment and Neighbourhoods submitted a report on a proposal to inject £2,099,000 of Regional Housing Board money and £233,300 from owner occupiers into the Capital Programme to extend the life of approximately 60 properties in the Beeston area by 30 years.

RESOLVED –

- (a) That approval be given to the injection into the Capital Programme of £2,099,600 of Regional Housing Board money and of £233,300 from

owner occupiers and that scheme expenditure of £2,333,000 be authorised.

- (b) That a report be brought back to this Board on progress of the scheme.

121 Regeneration of Holbeck, Phase 3

The Director of Environment and Neighbourhoods submitted a report on the options for the regeneration of the Holbeck area and the proposed acquisition and clearance of 34 properties within Holbeck by utilising £2,000,000 of 'Single Regional Housing Pot' funding during 2007/09.

The report presented the options of:

- A Doing the minimum to meet legal conformity
- B Group repair and internal modelling
- C Acquisition, clearance and redevelopment of the site for housing

Following consideration of appendices 1, 2 and 4 designated as exempt under Access to Information Procedure Rule 10.4(3), which were circulated and considered in private at the conclusion of the meeting, it was

RESOLVED –

- (a) That approval be given to the injection into the capital programme of £2,000,000 of Regional Housing Board funding to enable Phase 3 of the Holbeck scheme to be brought forward.
- (b) That scheme expenditure to the amount of £2,000,000 be authorised.
- (c) That the Director of Environment and Neighbourhoods proceed in accordance with option C and be authorised, in consultation as necessary, to promote Compulsory Purchase Orders should they become necessary.

122 Area Management Review

The Director of Environment and Neighbourhoods submitted a report on a number of strands of work undertaken by officers as part of a review of area management, proposing a number of key recommendations with indicative timescales aimed at strengthening the roles and responsibilities of Area Committees.

RESOLVED –

- (a) That the recommended changes to Area Committee responsibilities and working arrangements together with the proposed timetable for their introduction be approved.
- (b) That the proposals for local partnership working arrangements be approved.
- (c) That Councillor Chapman be thanked for her work, as Lead Member (Neighbourhoods and Housing), in producing a report on proposals to develop area management and area committees in Leeds.

123 Beeston Hill and Holbeck Housing PFI Scheme

The Director of Environment and Neighbourhoods submitted a report on the proposed Outline Business Case (OBC) for the Beeston Hill and Holbeck

Private Finance Initiative (PFI) scheme, including the scope of the scheme and the financial implications for the Council.

The report referred to the appraisal of four options of decency; regeneration via a PFI contract and complementary development agreements with the private sector; stock transfer; and joint venture partnership.

Following consideration of appendix 1, including minor amendments to figures as reported at the meeting, designated as exempt under Access to Information Procedure Rule 10.4(1), which was considered in private at the conclusion of the meeting, it was

RESOLVED –

- (a) That approval be given to the preferred option, as described in paragraph 3.3 of the report, to be procured via a PFI contract and associated Development Agreement alongside the Little London PFI scheme.
- (b) That the proposed Council contributions to the project as identified in section 3.6 and appendix 1 of the report be approved.
- (c) That the Outline Business Case for the Beeston Hill and Holbeck PFI scheme as described in paragraph 3 of the report be formally submitted to the Department for Communities and Local Government.
- (d) That approval be given to the inclusion of the following sites within the Beeston Hill and Holbeck PFI scheme and to the utilisation of capital receipts from the disposal of these sites to support the PFI scheme and regeneration proposals for the Beeston Hill and Hobeck area:
 - Holbeck Tower
 - Malvern Rise / Malvern Grove
 - St Luke's Green
 - Waverley Garth
 - Coupland Place
 - Malvern Road
 - Coupland Road
 - Bismarck Drive
 - Bismarck Street
 - Fairfaxes
 - Meynall Heights
 - Beverleys
 - Folly Lane
 - Cambrian Street
- (e) That the Matthew Murray site be disposed of prior to the commencement of the PFI scheme (as described in 5.10 of the report) with the balance of the capital receipt after BSF call to be used to support the regeneration programme for the area.
- (f) That Moor Road be excluded from the PFI scheme.
- (g) That affordable housing provision should be at up to 40% including new LCC new housing for most sites included in the PFI scheme.
- (h) That the City Council's base annual affordability contribution of £592,000 per annum in the first year of operation be approved.

- (i) That the joint affordability implications for the joint procurement of the Little London and Beeston Hill and Holbeck scheme as set out at paragraph 5.0 of appendix 1 of the report be approved.
- (j) That the costs of acquiring leaseholder interests in order to deliver the scheme, estimated up to £1,300,000 be met by the Council or Aire Valley Homes Limited.
- (k) That the following be noted:
 - (i) the estimated PFI cash flows summarised in Table 2 of paragraph 3 of Appendix 1 to the report and set out in detail in the Annexe to that Appendix;
 - (ii) that the Financial Close for this project is programmed for September 2009 and the macro-economic conditions and price submissions by bidders may vary between the date of this meeting of the Executive Board and Financial Close. Section 4 in the financial appendix to the report set out the range of price sensitivities that could affect the affordability of the project and the submission of the Outline Business Case is approved in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in September 2009;
 - (iii) that at this stage the impact of the joint procurement on the affordability of the Little London project as agreed by Executive Board in November 2006 is neutral and that the Little London project is therefore still affordable.

(Councillor Harris declared a personal and prejudicial interest in this matter arising from his personal commercial activities, vacated the Chair in favour of Councillor A Carter and left the room for the duration of the discussion and voting thereon)

124 Councillor Harris

Noting that this was the last meeting of the Board which would be chaired by Councillor Harris the Board thanked him for his services in that capacity and offered him their best wishes.

DATE OF PUBLICATION: 16TH NOVEMBER 2007
 LAST DATE FOR CALL IN: 23RD NOVEMBER 2007

(Scrutiny Support will notify Directors of any items called in by 12 noon on Monday 26th November)

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Report of the Head of Scrutiny Support and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 19 December 2007

Subject: Waste Solution for Leeds

Electoral Wards Affected: All

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1.0 Introduction

- 1.1 At the beginning of the municipal year, as part of the discussions around its work programme, Members identified 'waste' and 'recycling' as key issues for the Board to consider: These issues continue to be priorities for the Board.
- 1.2 As part of an Integrated Waste Strategy for Leeds, which sets out to reduce the impact of waste on the environment, the Council has set out to reduce waste generation, reuse waste, increase recycling, recover value from non-recycled waste and significantly reduce the amount of waste going to landfill, with an aspiration to send zero waste to landfill.
- 1.3 Attached at Annex 1 is the Executive Board report considered on 14 November 2007. The purpose of this report was to obtain Executive Board approval for the submission of an Outline Business Case (OBC) to DEFRA for PFI credits to support the proposed Residual Waste Treatment project.
- 1.4 Furthermore, the OBC (and appendices) formed an appendix to the Executive Board report and was posted on the Council's website. These details are available at: http://www.leeds.gov.uk/Environment_and_planning/Recycling_rubbish_and_waste/Municipal_waste_strategy/Outline_business_case_for_waste_treatment_facility.aspx
- 1.5 Previously, Members of the Board have specifically requested details associated with the site selection aspect of this work. A 'Site Selection Study for Major Waste

Facilities' was undertaken on behalf of the Council by Jacobs UK Limited and forms one of the appendices to the OBC: This is attached as Annex 2 to this report.

1.6 On considering the report presented (Annex 1), the Executive Board subsequently resolved:

- (a) That the report be noted;**
- (b) That the submission of the Outline Business Case for the Residual Waste Treatment project to DEFRA be approved;**
- (c) That the proposed recycling strategy approved by this Board on 11 September 2007 be further noted with particular reference to the proposals to retain a weekly kerbside collection, and to the fact that it is not the Council's intention to introduce new charging schemes for waste collection;**
- (d) That the Board notes that the submission of the bid will be based upon a reference site and technology, with no implication that Leeds City Council land or Energy from Waste constitute preferred options;**
- (e) That the procurement shall proceed on a neutral technology and site basis in accordance with government advice;**
- (f) That the Board accepts the affordability implications of the Outline Business Case and of entering into a PFI contract for the treatment of residual waste from April 2014 to March 2038 as set out in Table 2 of the report;**
- (g) That approval be given to the submission of the Outline Business Case in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in April 2011, as illustrated at paragraph 8.6 of the report and in Table 4;**
- (h) That approval be given to the project governance arrangements outlined in section 11 of the report, including the establishment of the Residual Waste Treatment Project Board (with delegated powers), and that delegated authority be given to the Deputy Chief Executive, in consultation with the Director of Environment and Neighbourhoods, to extend the responsibilities of the Residual Waste Treatment Project Board and to establish one or more new Project Boards (with delegated powers) in order to support the Director of Environment and Neighbourhoods in the delivery of the wider Waste Solution;**
- (i) That the intention to bring further reports to this Board prior to the commencement of the procurement regarding the project evaluation model be noted;**
- (j) That decisions on the sale and purchase of LATS be delegated to the Director of Environment and Neighbourhoods, in consultation with the Director of Resources, at what is considered to be the best achievable price.**

2.0 Recommendation

2.1 The Board is requested to consider the information presented and determine any areas for further action/ scrutiny.



Originator: Pippa Milne/
David Outram
Tel: 22(43231)/
21(43939)

Report of the Director Environment and Neighbourhoods

Executive Board

Date: 14th November 2007

Subject: Waste Solution for Leeds – Submission of the Outline Business Case for the Residual Waste Treatment Project

Electoral Wards Affected:
All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

EXECUTIVE SUMMARY

The purpose of this report is to obtain Executive Board approval for the submission of an Outline Business Case (OBC) to DEFRA for PFI credits to support the proposed Residual Waste Treatment project.

The arguments for moving forward are compelling from both an environmental and economic point of view. Disposal to landfill is the least favourable waste management option, due to the associated greenhouse gas emissions and impacts on climate change, and moving away from landfill is a fundamental principle of the Integrated Waste Strategy for Leeds.

Leeds City Council’s strategy includes targets for achieving recycling levels in excess of 50% of household waste by 2020. However, achievement of this target will still leave an estimated 180,000 tonnes of non-recycled (or residual) waste for processing. No major UK city, nor the Government itself, is relying upon residual waste being eliminated. There is unity on the need to avoid landfill, and this is the basis for the development of a treatment technology solution.

It is, of course, conceivable that recycling performance will exceed these targets, and the proposed procurement strategy will ensure that future contracts provide the flexibility to accommodate reduction and recycling performance above targeted levels and will not put a ceiling on achievements in these areas.

Following approval of the Expression of Interest for PFI credits, the Council has developed its OBC, with DEFRA willing to reserve PFI Credits of a minimum of 50% of the relevant capital investment value of the residual waste treatment project (equivalent to £63.05m). The OBC (and its appendices) forms an appendix to this report and has been posted on the Council's website, and details are available from the clerk named on the front sheet.

The Government requires the Council to develop its OBC around a reference technology, against which costs can be evaluated, and a reference site within the Council's ownership or control.

As a result of the options appraisal completed by the Council in 2005, Energy from Waste was identified as the reference technology for inclusion in the OBC. However, it is acknowledged that some alternative technologies have gained credibility since the completion of the options appraisal, and the Council will therefore ensure that there is full opportunity for a range of solutions to come forward during procurement.

The Council has also identified a short list of suitable sites for residual waste treatment facilities following completion of a major, city-wide site selection study based on national, regional and local planning guidance and criteria. These sites have now been identified within the 'Preferred Options' stage of the Aire Valley Area Action Plan, which was approved by Executive Board on 11th September 2007. The wholesale market site is the only one of these four which is in the Council's ownership and the OBC therefore proposes moving forward with this as the reference site, but providing full opportunity for other sites to come forward from, or in addition to, the short list.

The report sets out details of the proposed procurement strategy and objectives, and the anticipated timescales for project delivery. The proposed approach to procurement, consistent with Defra's advice, will be that the Council adopts the principle of a neutral stance on both technology and sites, in order to encourage competition and ensure the most environmentally sustainable solution is identified. All bids received will be evaluated on the basis of environmental, technical and commercial considerations and it is intended that a further report will be provided to the Executive Board incorporating the evaluation model for approval.

The report provides an assessment of Value for Money and affordability. The report also shows a range of comparative costs of the reference project against continuing to landfill residual waste, in particular demonstrating the impact of potential future increases in landfill costs.

The recommendations for Executive Board Member approval are included at the end of this report.

1.0 Purpose Of This Report

- 1.1 The purpose of this report is to obtain Executive Board approval for the submission of the Outline Business Case to DEFRA for the Residual Waste Treatment project.

2.0 Background Information on the Waste Solution Programme

- 2.1 The Executive Board has agreed an Integrated Waste Strategy for Leeds which sets out to reduce the impact of waste on the environment. The Council sets out to reduce waste generation, reuse waste, increase recycling, recover value from non-recycled waste and significantly reduce the amount of waste going to landfill, with an aspiration to send zero waste to landfill.
- 2.2 Reducing the emission of greenhouse gases and their effect on climate change is the primary basis on which European and national policy on waste has been developed. The disposal of biodegradable waste to landfill results in emissions of methane, a greenhouse gas which contributes to global warming. Methane is over twenty times more damaging in global warming terms than carbon dioxide and this means that landfill has the worst environmental impact of any waste disposal option. Moving away from landfill is a fundamental principle around which the strategy for Leeds is based.

- 2.3 The Government has also accelerated the rate of increase in landfill tax from £3 per tonne to £8 per tonne per annum from April 2008 until March 2011. This will take landfill tax to £32 per tonne next year and increase disposal costs by over £2 million each year if we continue to landfill waste at the current rate.
- 2.4 The Landfill Allowance Trading Scheme (LATS) was introduced in 2005/06 as a mechanism of ensuring compliance with the European Union targets on the reduction of biodegradable waste sent to landfill. Leeds is issued with an ever decreasing number of LATS permits. Permits can be bought from other local authorities at a price determined by market forces. A penalty of £150 per tonne is payable for each tonne of waste landfilled without a permit. Penalties become a reality if there are insufficient permits nationally to cover the total amount of waste landfilled.
- 2.5 If the UK as a whole fails to meet its EU targets for the diversion of biodegradable municipal waste, the European Parliament can impose fines of up to £500,000 a day. The UK Government has indicated that it may pass on those fines to the local authorities failing to meet their landfill diversion targets.
- 2.6 On the 18th October 2006, Members approved the Integrated Waste Strategy for Leeds 2005-2035. In the light of the above, the strategy contains three main targets, which were revised by Executive Board at their meeting on 11th September 2007. They relate to waste growth, the level of recycling and the recovery of value from waste.
1. To reduce the annual growth in waste per household to 0.5% by 2010 and to eliminate growth per household by 2020 (with the effect of reducing our overall arisings by 10% as compared to previous forecasts);
 2. To achieve a combined recycling and composting rate of greater than 50% of household waste by 2020 (an increase on the previous target of 40%);
 3. To recover value from 90% of all household waste by 2020.
- 2.7 The means of achieving these three main targets are firstly through continuing to develop opportunities to reduce and reuse waste, but also through the implementation of a short to medium term strategy for the period 2008 to 2014 that will require a range of recycling service developments, and through a long term technology solution for residual waste, programmed to commence operations in 2014.
- 2.8 The Council is committed to ensuring that its residual waste management choice does not place a ceiling on the level of recycling that can be achieved in the future or deter initiatives to reduce waste arisings.
- 3.0 Recycling and Residual Waste Treatment**
- 3.1 Members of the Board will be aware that the Council's Expression of Interest for PFI credits to DEFRA was successful, with DEFRA willing to reserve PFI Credits of a minimum of 50% of the relevant capital investment value of the residual waste treatment project. DEFRA has requested that the City Council develop and submit an Outline Business Case, setting out the City Council's proposals for the treatment of residual waste with the primary objective of achieving landfill diversion targets. The OBC (and its appendices) forms an appendix to this report and has been posted on the Council's website, and details are available from the clerk named on the front sheet.
- 3.2 Officers believe that implementing the short to medium term strategy will enable the City Council to achieve its target of recycling 52% of household waste by 2020, with continued increases beyond this time. It should be noted that the proposed strategy makes theoretical provision for achieving up to approximately 70% recycling. The proposed recycling initiatives include the following:

- Increasing the frequency of existing kerbside SORT collections (dry recyclables) to fortnightly;
- Adding glass to the range of materials collected;
- Introducing garden waste collections to all suitable properties;
- Providing weekly black bin collections of food waste and, where this is done, introducing residual waste collections on a fortnightly basis.

3.3 The strategy involves the retention of a weekly collection of waste, and indeed constitutes an increase in the five collections of recyclables and waste currently provided to most properties in Leeds every four weeks, to ten collections every four weeks. The introduction of weekly kerbside collections of food waste is also supported in the Government's Waste Strategy for England 2007.

3.4 It should also be noted that, although the Government has been formally consulting on proposals to remove the ban on local authorities introducing household financial incentives for waste prevention and recycling, it is not the Council's intention to implement new charging schemes for waste collection.

3.5 Notwithstanding the proposed recycling strategy, even after the Council has achieved its recycling target, detailed analysis has shown that the Council would still require treatment capacity of approximately 180,000 tonnes of residual waste per annum.

3.6 In preparing the Outline Business Case for PFI credits, which sets out a formal request for a specific level of credits that has been agreed with DEFRA, the Council is required to establish a reference project and technology against which costs can be evaluated. The Council is also required to put forward a site either in the Council's ownership, or control, for bidders to use as a potential location for the waste facility. The Outline Business Case is therefore, by necessity, based upon a reference project and technology, and on a reference site within the Council's ownership. However, when procurement commences, bidders will be requested to submit a range of alternative solutions that meet the Council's output and performance specification. The proposed approach to procurement will be that the Council adopts the principle of a neutral stance on both technology and sites, in order to encourage competition. All bids received will be evaluated on the basis of environmental, technical and commercial considerations.

3.7 The reference project forms the basis of the financial modelling for the OBC. If the outcome of the evaluation leads to an alternative solution being selected there may be an impact on the financial model including a shift in the balance of the capital and revenue elements.

3.8 The reference project has been based on an assessment by officers and external advisers of the most probable scenario for waste arisings and recycling levels. It is, of course, possible that recycling performance will exceed these estimates, and the proposed procurement strategy will ensure that future contracts provide the flexibility to accommodate reduction and recycling performance above targeted levels.

3.9 Increases in recycling substantially in excess of the most probable scenario would be required to enable Leeds to meet its landfill diversion targets without the use of a residual waste treatment facility. Even the most optimistic assessment would not see Leeds reach the diversion levels that can be delivered through residual waste treatment, thus significant amounts of waste would still be sent to landfill. In addition, relying on recycling alone would result in the Authority being exposed to significant financial risks, outlined in Section 8.

4.0 Technology

4.1 In arriving at the reference project, the Council has undertaken an appraisal, in conjunction with its technical advisors, of a range of technology solutions. One of the key criteria evaluated in this appraisal was the ability of the technologies to divert biodegradable

municipal waste from landfill. These included commercially established technologies and emerging technologies.

- 4.2 The options appraisal methodology has been applied to provide a robust and transparent means of evaluating the various technical options against a range of weighted criteria. The criteria, in addition to landfill diversion, considered other relevant factors so as to provide a balanced assessment.
- 4.3 The technology options were therefore assessed against a range of non-financial criteria at a stakeholder workshop in November 2005, involving Elected Members, senior Council officers, regional government officers, external advisors and representatives from community/environmental groups
- 4.4 A detailed financial appraisal of the technology options has also been completed by PricewaterhouseCoopers on the Council's behalf. The approach to the financial options appraisal has been to model the costs of the technology options to provide Net Present Values (NPVs) over a theoretical 28 year contract period, which allow the costs to be compared on an equal basis.
- 4.5 The results of the options appraisal were considered carefully to identify the technology for the reference project. The Energy from Waste (EfW) option scored consistently well across all appraisal criteria. EfW was the best performing option, achieving the highest ranking in terms of cost and 'benefit' criteria, and the highest ranking of all of the technological solutions in terms of risk. Based on the outcome of the appraisal and the operating experience of the technologies at the time of its completion, EfW has been identified as the preferred option to take forward to the reference project.
- 4.6 Mechanical Biological Treatment (MBT) is generally viewed as the main credible alternative to EfW, with other new technologies currently having little or no track record of operating on a commercial scale within the UK or indeed in Europe.
- 4.7 Three MBT options were evaluated as part of the original technology options appraisal in 2005. The primary reasons for MBT not scoring as highly as EfW were:
- the significant uncertainty around the availability of markets for the outputs from these processes;
 - the associated costs and environmental impacts of having to landfill this material;
 - the costs of having to develop a dedicated thermal treatment facility, in addition to the MBT facilities, to process these outputs so as to ensure that landfill targets were met.
- 4.8 However, whilst these are still key issues associated with MBT, this technology is beginning to gain credibility, and the position around availability of markets for outputs may improve. As previously mentioned in section 3, the Council, consistent with Defra's advice, will therefore encourage other proven and deliverable solutions to come forward. In the light of potential changes and advances in waste treatment technologies, a partial or wholly alternative solution may therefore be selected, assuming its performance meets the Council's requirements.
- 4.9 This strategy is consistent with the current procurement rules, which aim to ensure a fair and transparent competition. The Council cannot preclude a solution nor state a clear preference ruling out other solutions unless there is a good reason related to the Council's desired outputs. Given the advances in waste treatment technologies (both in terms of performance and cost) and the developments in the private sector waste market since the technology options appraisal was completed in 2005, it is felt that the final decision on technology should only be taken after a thorough evaluation of potential solutions offered during the procurement. To do otherwise would not be consistent with procurement rules and may not offer best value for the Authority. This approach is in line with advice received from DEFRA in response to the submission of our Expression of Interest.

5.0 Reference Site

- 5.1 Central Government (DEFRA and the Project Review Group (PRG) which acts as the gateway for projects to commence procurement on behalf of HM Treasury) has set out a mandatory requirement for all new waste PFI projects that a site either in the Council's ownership or control (control could be via a legally binding Option to Purchase) is available for bidders to use as a potential location for the waste facility. This does not preclude the use of other sites in the procurement but is to ensure that the project is deliverable. This criterion was introduced after a number of earlier schemes failed due to a suitable site never being secured.
- 5.2 The Leeds UDP was reviewed in 2005, and includes criteria based waste policies. Pending the scheduled development of the Waste Development Plan Document (DPD), which will form part of the Leeds LDF, the Council has completed a robust and comprehensive city-wide site selection study based on national, regional and local planning guidance and criteria to identify sites for major waste facilities. This forms an appendix to the OBC.
- 5.3 The principal purpose and outcome of the study was to complete a city wide 'search and sieving exercise' to identify a suitable site for a major residual waste treatment facility by applying planning selection criteria and comparative assessment. The criteria for the site selection study reflect national, regional and local objectives on waste.
- 5.4 The preferred sites identified as a result of the site selection study are:
- The site of the former wholesale market on Pontefract Lane owned by Leeds City Council;
 - Operational land within Knostrop sewage treatment works;
 - The site adjacent to the sewage treatment beds on Pontefract Lane;
 - The site of the former Skelton Grange power station.
- 5.5 These sites are all within the Lower Aire Valley area which contains 440 hectares (800 acres) of potential development land and is expected to provide over 50 per cent of the city's employment growth over the next ten to fifteen years. Good transport links will be provided by the new East Leeds Link Road which will connect with Leeds City Centre and its Inner Ring Road Stages 6 and 7. All the sites selected have been previously developed, are located strategically to serve the whole city and are in the vicinity of other industrial uses.
- 5.6 The sites have therefore now been identified as suitable for waste management uses within the Preferred Options stage of the Aire Valley Area Action Plan, which was approved by the Executive Board on 11th September 2007. National planning guidance recognises Area Action Plans as one form of Development Plan Document suitable for advancing proposals for waste management facilities.
- 5.7 The wholesale market site is the only one of these four which is in the Council's ownership and the OBC therefore proposes that the project moves forward on the basis that this site constitutes the reference site, but providing full opportunity for other sites to come forward from, or in addition to, the list above.

6.0 Procurement Strategy

- 6.1 In most purchasing situations there is existing commercial infrastructure or service in existence that can fill the need either in part or in full. The waste industry in the UK, however, is different, in that it is only recently that legislation has imposed changes to traditional collection and disposal operations. The result has been that the capacity for recycling, and for the treatment of waste other than by disposal to landfill, has been lagging behind demand.

- 6.2 Merchant capacity is not available within the proximity of the Leeds area in sufficient quantity to satisfy the needs of Leeds City Council and it is not likely to arise without a base load supply contract. Other neighbouring authorities appear to be sourcing their own capacity requirements only with minimal and reducing capacity for third party waste. Leeds cannot take the risk of waiting for merchant capacity to become available due to the impact of LATS and landfill tax costs, as it may not arrive in time, if at all.
- 6.3 The residual waste treatment technology will be procured using SoPC4 (standard PFI contract documentation) and the Competitive Dialogue procedure now standard for all PPP projects of this type. This approach is structured to allow dialogue with potential bidders to explore technical solutions available and the financial and contractual means by which they may be delivered. It is designed to allow varying solutions across the bidders and alternative solutions to be brought forward.
- 6.4 Furthermore, DEFRA, through the Waste Infrastructure Delivery Programme (WIDP), has indicated that it considers that the type of contract necessary for the procurement of large scale residual waste treatment facilities meets the requirements allowing the use of Competitive Dialogue, and that this route should be used.
- 6.5 This approach has the benefits of delivering optimum risk transfer, and allows the bidders to bring forward different solutions to deliver the required objective, thereby taking advantage of their knowledge of the industry, emerging technologies and existing market capacity in the form of existing plants built for other contracts and merchant facilities.
- 6.6 The programme for the project, which is anticipated to remain unchanged irrespective of the selected technology until contract signature in April 2010, is that procurement will commence in June 2008 with contract signature programmed for April 2010, and financial close in April 2011. Construction will commence on a two year programme in April 2011 completing in April 2013. The period from April 2010 to April 2011 will be used for the contractor to obtain planning permission for the plant which will require a detailed Environmental Impact Assessment prepared during the procurement period. A one year commissioning period is anticipated following construction enabling the plant to become operational by April 2014.
- 6.7 The contract will continue for a further 24 years under the management of the contractor with the plant coming under the ownership and control of the Council at the end of the contract in 2038.
- 6.8 The City Council must at the outset of the procurement be clear on how the procurement will be undertaken. Any significant change to the Council's published OJEU notice would require re-advertisement and therefore cause potential delay, cost impact and higher risk implications. Additionally, once the criteria for award of the contract are published, the Council may only amend these in very limited circumstances.

7.0 Contract Objectives and Project Scope

- 7.1 The contract objectives are set out in the table below which will determine the output specification development. The output specification will be developed in accordance with 4ps guidance for waste PFI procurements. It is stressed that the contract is open to any technology, provided that it can deliver to the output specification.
- 7.2 It is envisaged that the technology will be delivered primarily to treat the Council's waste. However, it is not intended that this should restrict the facility's ability to take third party waste on the basis that this could deliver added value for money (i.e. waste could be accepted on the basis that any savings realised would be expected to subsidise the Council's unitary charge) subject to considerations of sustainability. Assessment of this opportunity will be dealt with in the contract evaluation framework.

7.3 The scope of the project and possibly the procurement will require the transfer of waste to the treatment facility. Leeds is a large geographical area which makes transfer loading operations an integral element of waste management. While the Council considers that it may be value for money to include the transfer station in the scope of procurement, the level of PFI Credits applied for is for 50% of the capital value of the residual waste plant only. It is therefore part of this report that the cost of this facility be covered by the Council through the Unitary Charge.

Table 1

Contract Criteria	Anticipated Scope and Performance Indicators
Contract structure	The contract will be a PPP/PFI type procurement on the basis of an output specification that will be in accordance with 4P's guidance. The contract will cover design, build and operation of the facility.
Contract scope	The Council will seek a contract to provide for treatment of 182,000 tpa of residual municipal waste from household kerbside, household waste sorting sites and Council trade collection services. Options within the standard bid will include operation of a transfer station
Contract duration	24 operational years with three years development
Recycling Performance	Facilities operated will not prejudice the Council's continued efforts to maximise overall recycling rates in the City. The facility will include recovery operations that contribute to the Council's recycling performance.
Flexibility to adapt to changes in waste volumes, composition, collection arrangements, regulation and legislation	<ul style="list-style-type: none"> • Facility has sufficient flexibility to accommodate variations in the growth in waste; • Contractor is responsible for cost-effective utilisation of spare capacity through third party contracts; • The process is tolerant of long-term changes in waste composition including as a result of high recycling performance; • Both parties will be able to implement improvement and initiate change through an agreed change mechanism incorporating defined response times.

8.0 Financial Issues

8.1 This section of the report deals with the financial issues relating to the residual waste treatment project. The main financial elements relate to Value for Money and Affordability

8.2 The table below shows a range of comparative costs of the reference project against continuing to landfill residual waste. The reference project finance modelling is based on the assumption that landfill tax stays at £48 per tonne from 2011 onwards – the government have not announced their intentions beyond this point. If this remains the case, diverting waste using residual waste treatment technology is more expensive than landfill. However, it is widely anticipated that landfill tax will continue to rise beyond that point to become more in line with other EU Member States. The current levels of landfill tax in the Netherlands and Austria, for example, are at approximately £61 per tonne, and are still being subject to regular increases. The 'break even' figure for landfill tax, assuming LATS at £30, is £60.40. At £72 per tonne, a scenario which would require only three further years of increases above current notified tax rates, the reference project is £17.1m cheaper over the 25 year life of the reference project.

Table 2 Summary Analysis of Total Costs Inc Service Developments & All Disposal / Recycling /LATS & Unitary Charge

<u>PERIOD 2008/9 TO 2037/38</u>			LFT remains at £48 / LATS at £30	LFT remains at £48/ LATS at £50	LFT at current EU High £61/ LATS at £30	LFT at current EU High £61/ LATS at £50	LFT at £72/ LATS at £30	LFT at £72/ LATS at £50
<u>NET PRESENT VALUE COSTS</u>	L'fill %	Re-cycling %	£000	£000	£000	£000	£000	£000
Current approved budget 2007/08 for recycling & disposal	75%	25%	170,380	170,380	170,380	170,380	170,380	170,380
Do nothing	75%	25%	381,396	413,769	424,622	456,995	458,009	490,383
Service dvlpmnts + landfill residual	48%	52%	478,034	488,498	504,951	515,416	525,471	535,936
Service dvlpmnts + treat residual waste	10%	52%	496,429	487,699	504,127	495,397	508,383	499,654
Variance (btwn Treatment and LF)	-38%		18,395	(799)	(824)	(20,019)	(17,088)	(36,282)

*note – the above table assumes that the landfill gate fee rises by the retail price index only

8.3 The price of LATS is also expected to rise as the number of available permits nationally diminishes. The reduction in available LATS is particularly steep between 2010 and 2013, during which time Leeds is in a deficit position. There is some doubt as to whether sufficient treatment capacity will be available to allow the UK to meet its EU targets and, if this were the case, some local authorities could face penalties of £150 per tonne

8.4 Value for Money for the Public Sector – PFI Projects

8.4.1 PFI Projects must demonstrate Value for Money (VFM) to the Public Sector before DEFRA and HM Treasury's Project Review Group will give formal approval to confirming the award of PFI Credits for Residual Waste Treatment Project and the formal procurement of the Project can commence.

8.4.2 A quantitative assessment of value for money has been undertaken using the HM Treasury Guidelines (revised November 2006), which is attached as an appendix to the Outline Business Case.

8.4.3 Under HM Treasury guidelines there is no formal Public Sector Comparator (PSC); the PSC is effectively calculated using the HM Treasury spreadsheet based upon data contained within the Whole Life Cost Model developed with the City Council by the Council's external technical adviser, Jacobs.

8.4.4 The approach, methodology and assumptions made in making the VFM assessment are set out in detail in section 8 of the Outline Business Case. After the data has been input into the HM Treasury Model, and based upon assumptions that HM Treasury have built into the Model, the resultant output demonstrates that the Project offers value for money through the PFI route with a VFM margin of 3.22%. HM Treasury also requires some sensitivity analysis, and the results of this analysis are set out in Section 8 of the Outline Business Case and illustrates that the Unitary Charge would have to increase by 3% before the VFM margin is eroded.

8.5 Affordability of the Project to the City Council – Reference Plant

- 8.5.1 The affordability implications of the reference Waste Solution Project are also set out in Section 8 of the Outline Business Case, and the estimated annual cash flows of the PFI project are set out in this report.
- 8.5.2 The revenue implications of the reference PFI Project are the product of the Unitary Charge (or gate fee) payable to the PFI Contractor, financed from the revenue support from Central Government resulting from the level of PFI credits awarded for the Project through PFI Revenue Support Grant.
- 8.5.3 The Unitary Charge in the first full year of the operations is estimated to be £20.867m, Over the life of all PFI Projects, a proportion of the Unitary Charge increases each year due to inflation. For this Project 50% of the Unitary Charge will be fixed during the life of the Contract and the remaining 50% subject to the RPIx (or equivalent) price index. Energy consumption risk remains with the PFI Contractor whilst the price risk rests with the City Council.
- 8.5.4 The most significant external source of funding for the Reference EFW Project is derived from the PFI Revenue Support Grant arising from the notional credit approval afforded by PFI Credits. For Residual Waste Management projects, DEFRA has confirmed that it will reserve, as a minimum, PFI credits equivalent to 50% of the relevant capital costs of the Project, which are estimated to be £126.1m, with PFI credits estimated at £63.05m This level of credits will produce annual PFI Revenue Support Grant in 2014/15 of £4.776m.
- 8.5.5 After taking into account the receipt of PFI Revenue Support Grant there will be annual deficits (referred to as the “Affordability Gap”) to be financed by the City Council. A summary of the estimated cash flows for that year and over the life of the Contract is summarised in the table below, and set out in detail in the Annexe to this report.

Table 3

Estimated Project Cash Flows	First Full Year 2014/15 £000	Total Over the Life of the Contract £000
Unitary Charge	20,867	579,853
Contract Management costs	100	3,235
Total costs	20,967	583,088
PFI Revenue Support Grant (£63.05m of PFI Credits)	(4,776)	(119,235)
Deficit(s) to be financed by the City Council	16,191	463,853
Net Present Value at 2008/09	10,706	161,602

Note: These NPV costs are included in the total costs included in Table 2

8.6 Price Sensitivity Analysis

- 8.6.1 Changes in the macro-economic environment could impact on both the price and the affordability of the Project. HM Treasury’s Project Review Group requires that a number of scenarios are modelled to illustrate the possible impact on the Unitary Charge and these are illustrated in the table below.

Table 4

Price Sensitivities	First Full Year Unitary Charge £000
Capital Cost sensitivities	
Minus 5%	20,162
Plus 5%	21,572
Operating cost sensitivities	
Minus 5%	20,644
Plus 5%	21,090
Combined capital and operating cost sensitivities	
Minus 5%	19,940
Plus 5%	21,795
Interest SWAP rate sensitivities	
Minus 50 basis points (- 0.5%)	20,325
Plus 50 basis points (+ 0.5%)	21,420
Contractor Internal Rate of Return	
At 15%	20,867
At 17%	21,957

- 8.6.2 In order to meet its commitments to delivering a sustainable waste strategy, the Council will inevitably be required to devote significant levels of spending to support its ambitions. The arguments for moving away from landfill are primarily environmental rather than economic. The extent to which financial and regulatory penalties will support the argument are uncertain but it is the judgement of officers that a combination of known pressures from the EU to reduce landfill and trends in governmental policy point to the probability that a failure to move away from landfill will also be more costly to the Council.
- 8.6.3 At the end of 2006/07 (the second year of the LATS scheme), Leeds has a confirmed surplus of LATS permits equivalent to 69,564 tonnes which will be carried forward into the 2007/08 LATS year. It is anticipated that by the end of 2008/9 with the recycling initiatives being planned, this would increase the projected surplus to around 75,000 tonnes. As a condition of the scheme, these must be sold or they will have no residual value as allowances cannot be carried into 2009/10.
- 8.6.4 Given the volume of allowances that Leeds needs to sell between now and the end of 2008/9, it is unlikely that a single buyer will be found, (i.e. it is unlikely that one single authority will require this level of allowances). Therefore allowances need to be sold in blocks which will probably result in different selling prices for each block, depending upon the prevailing market conditions. The income generated from the sales needs to be either used to offset the cost of purchase of LATS from the period 2009/10 to a time when the treatment facility is brought on line, or alternatively the income could also be used as a source of funding for additional recycling services, which would in turn reduce future LATS liabilities.
- 8.6.5 This report proposes that decisions on the sale and purchase of LATS be delegated to the Directors of Environment and Neighbourhoods, in consultation with the Director of Resources at what is considered to be the best achievable price.

9.0 Communication and Consultation Strategy

- 9.1 There has been extensive public consultation on the Waste Strategy for Leeds via the Citizens' Panel, Council newspaper, local media, community forums, local environmental groups, on-line questionnaires, etc. This has indicated that there is strong and widespread support from the people of Leeds for the long-term proposals being put forward for waste prevention, recycling, recovery and landfill diversion.

9.2 Following the conclusion of the consultation at the end of May 2006, the Strategy was adopted by the Council in October 2006. However, the Authority will continue to deliver a structured programme of communication and consultation with the public as the Strategy is implemented, and this will form the primary focus for the ongoing work of Leeds City Council's waste and recycling education team.

9.3 Key milestones throughout the procurement process requiring communication or consultation with relevant stakeholders have been identified. The necessary actions have been included in a communications plan which forms an appendix to the OBC.

10.0 Evaluation Strategy

10.1 The evaluation of bids received for the project will be carried out using an evaluation model which is neutral on technology alternatives but seeks to use proven technology solutions. In addition the sites proposed by bidders will be evaluated on their suitability for the technology to be located at the site. The objective of the evaluation will be to ensure the Council is provided with the most appropriate solution, delivered in a way which minimises environmental impact and located on a suitable site.

10.2 The evaluation model will be prepared over the next few months alongside the development of the bid documentation. It will be completed prior to the commencement of the procurement (i.e. the issue of the OJEU notice), and it is intended that a further report will be provided to the Executive Board incorporating the evaluation model for approval.

11.0 Implications for Council Policy And Governance

11.1 At their meetings on 9th March and 13th October 2005, Members of Executive Board agreed the Corporate Governance arrangements for the procurement of PPP / PFI projects, giving appropriate delegations to the PPP / PFI Co-ordination Board and to specific Project Boards. The procurement of the Residual Waste Treatment Project will be undertaken in compliance with these arrangements, and for this purpose the establishment of a Project Board chaired by the Deputy Chief Executive and comprising the Director of Environment and Neighbourhoods, Assistant Chief Executive (Corporate Governance), Chief Officer (Financial Management), Director of City Development and Chief Officer Public Private Partnerships (or their nominated representative in the case of absence) is proposed.

11.2 The Residual Waste Treatment Project forms one element of an overarching programme of interrelated projects and service activities to deliver the Integrated Waste Strategy for Leeds, otherwise known as the 'Waste Solution'. A Waste Solution Programme Board will be established chaired by the Director of Environment and Neighbourhoods which will provide strategic direction for the Waste Solution, and will ensure the effective implementation of the projects and activities outside of the scope of the Residual Waste Treatment Project.

11.3 Whilst the Residual Waste Treatment Project is a discrete procurement, it will be necessary for its management and governance to be properly integrated with the management and governance of the Waste Solution Programme. For this purpose there will be full documentation in the Residual Waste Treatment Project Initiation Document of the roles and responsibilities of the respective Boards, the integrated approach to risk management across the programme and arrangements to support a high degree of cooperation in relation to project and financial management. The effectiveness of these arrangements will be reviewed before the Project proceeds into formal public procurement.

11.4 It may also be necessary either to extend the responsibilities of the Residual Waste Treatment Project Board, or to establish one or more new Project Boards (with delegated powers) under the Governance Arrangements for PPP/PFI Projects, in order to support the Director of Environment and Neighbourhoods in the delivery of the wider Waste Solution. It is proposed to delegate authority to do this to the Deputy Chief Executive, in consultation with the Director of Environment and Neighbourhoods.

11.5 This procurement is expected to commence during the 2008/09 financial year. Environment and Neighbourhoods is making appropriate provision within its revenue budget for 2008/09 and subsequent years to cover the costs associated with taking the procurement forward.

12.0 Project Risks

12.1 A Project Risk Register has been developed to enable the continuous, monitoring of project risks and means of mitigation, should they arise. A summary of the key risks is reported to each meeting of the Residual Waste Treatment Project Board, and forms an appendix to the OBC.

13.0 Recommendations

13.1 Members of Executive Board are recommended to:

- a) Note the contents of this report;
- b) Approve the submission of the Outline Business Case for the Residual Waste Treatment project to DEFRA;
- c) Note the proposed recycling strategy approved at the Executive Board meeting on 11th September 2007, in particular the proposals to retain a weekly kerbside collection, and to also note the fact that it is not the Council's intention to introduce new charging schemes for waste collection;
- d) Note that the submission of the bid will be based upon a reference site and technology, with no implication that Leeds City Council land or Energy from Waste constitute preferred options;
- e) Agree that the procurement will proceed on a neutral technology and site basis;
- f) Accept the affordability implications of the Outline Business Case and of entering into a PFI contract for the treatment of residual waste from April 2014 to March 2038 as set out in Table 2 of this report.;
- g) Approve the submission of the Outline Business Case in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in April 2011, as illustrated at paragraph 8.6 of the report and in Table 4;
- h) Approve the project governance arrangements outlined in section 11 of the report, including the establishment of the Residual Waste Treatment Project Board (with delegated powers), and delegate authority to the Deputy Chief Executive, in consultation with the Director of Environment and Neighbourhoods, to extend the responsibilities of the Residual Waste Treatment Project Board and to establish one or more new Project Boards (with delegated powers) in order to support the Director of Environment and Neighbourhoods in the delivery of the wider Waste Solution;
- i) Note the intention to bring further reports to the Executive Board prior to the commencement of the procurement regarding the project evaluation model;
- j) Agree that decisions on the sale and purchase of LATS be delegated to the Director of Environment and Neighbourhoods, in consultation with the Director of Resources, at what is considered to be the best achievable price.

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**Leeds City Council.
Site Selection Study for Major
Waste Facilities**

Final Report

September 2007

Job number: B0269600

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Contents

1	Introduction	1-1
1.1	Background	1-1
1.2	Purpose of the study	1-2
1.3	Overall approach	1-2
1.4	Report format	1-2
2	Operational, Layout and Design Considerations	2-1
2.1	Introduction	2-1
2.2	Types of facility in a Sustainable Energy Resource Park (SERP)	2-1
2.3	Potential traffic generation	2-2
2.4	Experience from other planning applications	2-2
2.5	Design and layout issues for major waste management facilities	2-3
3	Review of planning policy	3-1
3.1	Introduction	3-1
3.2	PPS 10: Planning for Sustainable Waste Management (July, 2005) and Companion Guide (June 2006)	3-1
3.3	Regional Spatial Strategy	3-3
3.4	Leeds UDP: Saved policies	3-4
3.5	Area action plans	3-5
3.5.1	Aire Valley Leeds Area Action Plan (AVLAAP)	3-6
3.5.2	West Leeds Area Action Plan	3-6
3.5.3	East and South East Leeds (EASEL) Area Action Plan	3-6
3.6	Conclusion	3-7
4	Site Selection Study	4-9
4.1	Introduction	4-9
4.2	Stage 1: Identifying a 'long list' of sites	4-9
4.3	Stage 2: Producing a short list of potential sites	4-9
4.4	Stage 3: Detailed assessment of sites graded green	4-12

5	Conclusions	5-16
5.1	Introduction	5-16
5.2	Suitable sites for a SERP or a major residual waste facility	5-16
5.3	Constrained sites	5-19
5.4	Unsuitable sites	5-21
6	Recommendations	6-22
6.1.1	Aire Valley	6-22
6.1.2	Outside the Aire Valley	6-22
Appendix 1:	Stage 1 - Initial long list of sites	
Appendix 2:	Stage 2 - Scoring criteria	
Appendix 3:	Stage 2 - Comparative evaluation to produce a short list of sites including plans of each site assessed	
Appendix 4:	Stage 3 - Scoring criteria	
Appendix 5:	Site plans	

1 Introduction

1.1 Background

The Integrated Waste Strategy for Leeds 2005-2035 was adopted by Leeds City Council (LCC) in October 2006. This followed a six month period of extensive stakeholder and public consultation.

The vision is to create:

'A zero waste city, whereby we reduce, re-use, recycle and recover value from all waste, waste becomes a resource and no waste is sent to landfill'.

The strategy sets out the statutory National and European targets for improving recycling and recovery rates and reducing reliance on landfill. If LCC fail to take action to meet these targets, financial penalties are estimated to be in the order of £178 million by 2020. Meeting the targets is therefore a priority for LCC.

The main targets of this strategy are to:

- Reduce the annual growth in waste to 0.5% per household by 2010 and eliminate growth in waste per household by 2020.
- Achieve a minimum recycling rate of 50% of household waste by 2020.
- Achieve the recovery of value from 90% of household waste by 2020.

The success of delivering this strategy depends on achieving holistic change in reducing waste and creating a more sustainable approach to waste management. Finding sites and obtaining planning permission for new facilities is an integral part of achieving this change and delivering the waste strategy. Key objectives under theme 8 (planning) are:

- Assist and influence waste policy in LDF documents.
- Identify sites and obtain planning permission for municipal waste facilities.
- Explore the development of a Sustainable Energy Resource Park (SERP).

A major element of the overall strategy is to increase the recovery of value from residual waste. Delivering this element of the waste strategy will involve letting a major waste management contract in 2008. Failure to identify a suitable site (or sites) where the residual waste facility is capable of obtaining planning permission and being constructed by 2013 could result in difficulties in securing a successful and competitive tender process, as it would represent a major risk to the contractor. It would also jeopardise the case for obtaining PFI credits from DEFRA (see below), which appears to be the preferred procurement route.

As part of delivering new waste solutions, Local Authorities can apply to the Department for Environment, Food and Rural Affairs (DEFRA) for Private Finance Initiative (PFI) credits towards the funding and procurement of new facilities. As part of this process, authorities must submit an Expression of Interest (EOI) to set out the case why they should be considered for funding. DEFRA has approved the EOI for Leeds.

The next stage of the procurement process is to submit an Outline Business Case (OBC). This requires the Waste Management Authority to undertake a 'Planning

Health Check' to demonstrate that facilities are deliverable in terms of land acquisition and planning considerations before funding is awarded. Specifically, this health check must set out:

- Site strategy in terms of the status of development plan documents.
- Identification of sites.
- Progress in terms of securing sites.

As well as meeting procurement requirements, the City Council needs to ensure the location of the facility is consistent with sustainable waste management objectives and demonstrates that potential impacts on the community are minimised.

1.2 Purpose of the study

The principal purpose and outcome of this study is to complete a city wide 'search and sieving exercise' to identify a suitable site for a SERP or a major residual waste management facility through applying planning selection criteria and comparative assessment. The criteria for the site selection study reflect national, regional and local objectives on waste.

1.3 Overall approach

The stages of the study are:

- **Stage 1:** Using database information and the knowledge from LCC Council Officers to identify an initial list of sites (see Appendix 1). Apply thresholds (e.g. site area) and high level criteria (e.g. Green Belt) to produce a list of sites to be included in the site selection study.
- **Stage 2:** A higher level assessment of potential sites based on paragraphs 17-21 of National Planning Policy Guidance Planning for Sustainable Waste Management (PPS 10) and other relevant guidance from the emerging Regional Spatial Strategy and the adopted Leeds UDP. This produced a short list of potentially suitable sites (see Appendix 3).
- **Stage 3:** More detailed assessments of short listed sites; through applying further criteria from PPS 10, site investigation and comparative assessment. This produced a list of suitable sites to take forward in the OBC and recommended to be identified in appropriate development plan documents.

1.4 Report format

The format of the report is as follows:

- **Chapter 2.0:** Identifies the characteristics of the waste management facilities and defines the requirements for the site selection study.
- **Chapter 3.0:** Sets out planning policy guidance on selecting sites for waste management facilities and the issues to be taken into account by the Waste Planning Authority in promoting sites in development plans and determining future planning applications.
- **Chapter 4.0:** Undertakes a city wide site search and 'sieving exercise' to identify a final list of suitable sites.
- **Chapter 5.0:** Outlines the conclusions for the suitable sites.
- **Chapter 6.0:** Provides recommendations on the way forward.

2 Operational, Layout and Design Considerations

2.1 Introduction

This section sets out the operational requirements of a major waste facility to inform the site selection process.

2.2 Types of facility in a Sustainable Energy Resource Park (SERP)

As stated previously, the aspiration of LCC is to develop an integrated waste management facility known as a Sustainable Energy Resource Park (SERP). The facilities which could be included within a SERP are:

- A residual waste treatment facility. The Outline Business Case is based upon a reference project of an Energy from Waste (EfW) Facility with an estimated capacity of 182,000 tonnes per annum. This would recover energy from the combustion of residual waste (i.e. waste which is not recycled or composted) and would provide either heat and power or a combination of both. The individual site area for such a facility is estimated at between 2.5 and 5 ha. However, it should be noted that no final decision has been taken on the technology and the forthcoming procurement will be neutral on this issue. The site selection study is therefore also intended to identify sites suitable for alternative facilities for treating residual waste such as Mechanical Biological Treatment (MBT) facilities.
- A Materials Recycling Facility (MRF) providing an estimated annual capacity of 131,000 tonnes per annum. This is used to segregate and sort dry recyclable material for onward recycling. It is an essential part of the recycling process to ensure quality in recycled products and to avoid cross contamination. The site area required for the MRF would be at least 1.5ha.
- In Vessel Composting Facility (IVC). This is the breakdown of organic material by bacteria in the presence of oxygen but in an enclosed container (box, bag, state of the art pressurised stainless steel container). IVC is used for wastes such as food. It would require a land area of approximately 1.5-2ha.
- A Household Waste Sorting Site (HWSS) where people can bring a wide range of unwanted household items for recycling, composting or disposal. They are also used to dispose of potentially hazardous household materials such as oils and other unwanted items which must be disposed of in a controlled manner. This would require a site area of 1ha.
- Business development units which enable innovative solutions to be developed for the use of waste products.
- An education and awareness centre relating to environmental, recycling, climate change and other waste related issues. This is an essential component of the SERP concept as promoting education and awareness is a key issue in reducing the generation of waste and promoting recycling.

Research undertaken by Urban Mines on behalf of Leeds City Council has indicated that a total site area of approximately 15ha. is required to deliver all the facilities as a SERP. However, it may be that some elements of the full SERP could be disaggregated and co-located on more than one site. The total amount of land required would also be dependent on the final layout and landscape requirements and specifications. A site area of around 10ha should provide enough land for the main elements of the SERP, such as the residual waste treatment facility, MRF and the education centre.

2.3 Potential traffic generation

A very basic estimate of the number of servicing vehicles (i.e. does not include private car traffic such as employees) which would be generated by a major waste facility such as EfW and MRF has been undertaken by Jacobs. This is based on some generic parameters on vehicle size and assuming servicing traffic would only be generated for 5 days a week. This provides a very approximate indication of the average number of movements which might be generated per day:

- An EfW could generate an average of 116 servicing vehicle trips per day. A trip is defined as a single movement in or out. Therefore, 116 movements equates to 58 round trips to and from the site.
- The MRF could generate an average of 124 servicing vehicle trips per day equating to approximately 62 round trips per day.

2.4 Experience from other planning applications

A complementary piece of work has been undertaken by Jacobs to review five planning applications for Energy from Waste (EfW) facilities determined during the last eight years. In some cases, this involved the development of EfW facilities alongside other waste management operations.

The applications included in this review were:

- Chineham EfW, Basingstoke.
- Marchwood, Hampshire energy recovery facility.
- Hull energy recovery facility.
- Eastcroft extension to an existing EfW, Nottingham.
- Allington Quarry, Maidstone.

Four of the cases were approved subject to conditions and the extension to the Eastcroft facility was refused. Material planning considerations common to these cases were:

- The need for the facility.
- Whether there are any impacts on health both from the operation of the facility and traffic.
- Visual amenity.
- Impact on landscape.
- Highways safety and capacity.
- Compatibility with existing surrounding land uses.
- Environmental and conservation impacts from noise, impact on nature conservation interests and listed buildings.
- Whether the facility would compromise objectives for the surrounding area, including future regeneration.
- Compliance with land use planning policy.

Key findings from this review are:

- The development plan and specific land use allocation of the proposed site is of primary importance. In authorities where Waste Local Plans did not exist, most sites were allocated for industrial uses in the relevant UDP.
- Applications such as Marchwood in Hampshire were planned and integrated with new modern purpose built industrial sites.
- The specific justification for the choice of site is an important aspect of any planning submission/consent.
- Locating the waste proposal within areas already characterised by industrial uses and away from residential areas may reduce the level of public opposition to the choice of site (but not necessarily on other issues such as the choice of technology and perceived health impacts).
- The impact on regeneration objectives is a key issue but is not necessarily approached consistently. For example, the new Hull facility was granted permission although it is located within a regeneration area whilst the extension to the EfW at Eastcroft was rejected on the grounds that it would conflict with regeneration objectives (this is subject to appeal).
- Agreement with regulators on issues such as emissions should be reached before submitting a planning application.
- Highways capacity, noise, landscape impact, air quality and social impacts represent the main environmental issues.
- Economic impacts on existing business activity are also important.
- The choice of technology will need to be fully justified.
- In some cases, the number of public objection regarding potential health implications was high. In each case, however, the local authority rejected these objections as a result of evidence from Health Impact Assessments, commissioned by Health Authorities and the Environment Agency, as well as evidence from the applicant's Environmental Statement. These declared that the objections were unfounded.
- Consultation at key stages of the proposals is essential to achieving a successful outcome.

2.5 Design and layout issues for major waste management facilities

Attitudes towards the development of major waste facilities are often negative. However, innovative design and use of materials, coupled with an open and engaging public consultation exercise, can help to change the perception of such schemes.

The concept for Leeds includes promoting educational awareness and high quality design. It also includes start up units for incubator businesses to manufacture recycled products. Other local authorities have also set up 'recycling shops' where re-used goods or recycled products can be sold.

Design can help allay negative pre-conceptions of waste processes. For example, the Naka Incineration Plant in Hiroshima, Japan, retains the 'shed' type approach but architect Yoshio Taniguchi placed a public footpath through the middle of the plant, in the form of a raised, glass-enclosed walkway. The glass, combined with a sign-posted route through the plant allows people to view how their waste is treated

and to see how much waste is produced. The theory is that if people can see the refuse they produce, this might influence them to produce less.

Imaginative design can also result in the development of a landmark building, attracting visitors in its own right and providing a focus for education on waste management. Visitors can learn about the workings of the waste treatment facility and environmental issues through easy explanations and visual presentations of the waste treatment process and the inside of the facility. Friedensreich Hundertwasser's designs for a district heating system in Spittelau, Austria and Maishima EfW in Osaka are good examples of this. The EfW in the Isle of Man is a further example of using positive design to promote the development.

Project Integra, the integrated waste management strategy in Hampshire, has sought to utilise innovative design to overcome visual impact issues. A particular success has been the Marchwood Energy Recovery Facility, which has moved away from traditional designs and utilised a dome-like design in its construction. There are fewer examples of alternative technologies such as Mechanical Biological Treatment, but the potential for innovative design is equally applicable.

3 Review of planning policy

3.1 Introduction

National planning guidance on waste management is provided by Planning Policy Statement 10 (PPS 10: Planning for Sustainable Management, DCLG, July 2005) and its companion guide (June 2006). The adopted (2004) and emerging Regional Spatial Strategy for Yorkshire and Humber (RSS, 2007 Panel Report) provides regional policy guidance and the saved policies of the Leeds Unitary Development Plan (July 2006) represent the local policy.

A major change in how waste management facilities are planned has been introduced by the Planning and Compensation Act, 2004. New Local Development Frameworks (LDFs) replace the system of UDPs and Local Plans. As part of the LDF, Planning Authorities must also prepare a Waste Development Plan Document (WDPD). The Waste Development Plan Document should set out the number of new waste management facilities which need to be planned for and allocate suitable sites.

Work on the Leeds Natural Resources Development Plan Document, which will incorporate waste development, has recently commenced but this document will not be adopted until 2010. During the transitional period, the existing waste policies of the UDP are saved and will remain as the principal policy consideration along with other relevant DPD's as they are produced (including the Leeds Core Strategy and AAPs) in determining planning applications for waste management facilities until they are replaced by the Natural Resources Development Plan Document.

The 2004 Act also made the RSS part of the statutory development plan and its policies must also be considered in the determination of planning applications.

3.2 PPS 10: Planning for Sustainable Waste Management (July, 2005) and Companion Guide (June 2006)

Paragraph 11 states that Regional Planning Bodies should consider the need for additional waste management capacity of regional or sub-regional significance. The RSS should provide the strategic framework for the preparation of local development framework documents through identifying the waste management facilities required and their appropriate distribution across the region. Paragraph 12 goes on to state that this should include identifying the broad locations where major waste facilities should be accommodated.

Paragraph 16 states that:

'The core strategy of a waste planning authority should set out policies and proposals for waste management in line with the RSS and ensure sufficient opportunities for the provision of waste management facilities in appropriate locations including for waste disposal. The core strategy should both inform and in turn be informed by any relevant municipal waste management strategy. It should look forward for a period of at least ten years from the date of adoption and should aim to look ahead to any longer-term time horizon that is set out in the RSS.'

Paragraphs 17 and 18 provide guidance on identifying land for waste management sites in Development Plan Documents which:

'should identify in development plan documents sites and areas suitable for new or enhanced waste management facilities for the waste management needs of their areas. Waste planning authorities should in particular: - allocate sites to support the pattern of waste management facilities set out in the RSS in accordance with the broad locations identified in the RSS and allocate sites and areas suitable for new or enhanced waste management facilities to support the apportionment set out in the RSS'.

In doing so, waste planning authorities should:

- *be able to demonstrate how capacity equivalent to at least ten years of the annual rates set out in the RSS could be provided;*
- *identify the type or types of waste management facility that would be appropriately*
- *located on the allocated site or in the allocated area, taking care to avoid stifling innovation in line with the waste hierarchy;*
- *avoid unrealistic assumptions on the prospects, for the development of waste*
- *management facilities, or of particular sites or areas, having regard in particular to any ownership constraint which cannot be readily freed, other than through the use of compulsory purchase powers'.*

In terms of searching for suitable sites for waste management facilities, paragraph 20 states that waste planning authorities should:

- *Look at opportunities for on-site management of waste where it arises.*
- *Identify a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together with complementary activities.*

Paragraph 21 states that in deciding which sites and areas should be identified for waste management facilities, waste planning authorities must assess their suitability against the following criteria:

- *The extent to which they support the policies in PPS 10.*
- *The physical and environmental constraints on development, including existing and proposed neighbouring land uses (as set out in Annex E of PPS10).*
- *The cumulative effect of previous waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion of economic potential.*
- *The capacity of existing and potential transport infrastructure to support the sustainable movement of waste and products arising from resource recovery seeking when practicable and beneficial to use modes other than road transport.*
- *Give priority to the re-use of previously developed land.*

Annex E also sets out the following more detailed considerations to the advice provided in paragraph 20:

- *Protection of water resources.*
- *Land instability.*
- *Visual intrusion.*
- *Nature conservation.*
- *Historic environment.*

- *Traffic and access.*
- *Air emissions, including dust.*
- *Odours.*
- *Vermin and birds.*
- *Noise and vibration.*
- *Litter.*
- *Potential land use conflicts.*

Paragraph 7.4 of the companion guide also states that Area Action Plans can be a useful tool for integrating waste management needs with wider spatial concerns. Section 3.6 of the PPS 10 companion guide underlines the potential for Area Action Plans 'to set out proposals for major new waste management capacity in order to ensure adequate provision'.

3.3 Regional Spatial Strategy

The existing RSS for Yorkshire and the Humber was adopted in December 2004. The Yorkshire and Humber Regional Assembly (YHA) is currently responsible for monitoring RSS and keeping regional planning matters under review. YHA prepared a draft 'new style' RSS during 2004 and 2005 and this was published for consultation in January 2006. An independent panel was appointed to hold an Examination in Public in September and October 2006. The Panel Report setting out the findings and recommendations was published on 4 May 2007 and modifications published by the Government Office for the Yorkshire and Humber were published for further public consultation on 28th September, 2007 .

Policy ENV 12 of the latest version of RSS sets out the following regional waste management objectives:

- Plans, strategies, investment decisions and programmes should aim to reduce, re-use, recycle and recover as much waste as possible.
- Local authorities should work with regional partners, including commerce, the Environment Agency, the waste industry, Recycling Action Yorkshire and community groups to ensure the integration of strategies and proposals for sustainable waste management.
- Local authorities should support the urgent provision of a combination of facilities and other waste management initiatives which best meets environmental, social and economic needs based on: moving the management of all waste streams up the hierarchy; achieving all statutory waste management performance targets during the Plan period and managing waste at the nearest appropriate location, where necessary by seeking agreement with neighbouring authorities.

Policy ENV 13 states:

- Waste planning authorities should ensure that adequate sites and facilities are available to manage the quantities of municipal, commercial and industrial, construction and demolition, agricultural, and hazardous waste as set out within the RSS. This includes doubling the capacity of treatment and recovery facilities to deal with commercial and municipal waste by 2020.

Policy ENV 14 states that the following principles should be considered in designating specific sites or areas where criteria based approaches will apply:

- Waste should be managed on the site where it arises, or if not at the nearest appropriate location.
- Facilities should be located in accordance with the Core Approach and the proposed distribution of housing and economic growth.
- In all areas, identification of sites should also take account of the following priority order:
 - Established and proposed industrial sites which have potential for the location of waste management facilities and the co-location of complimentary activities, such as 'resource recovery' or 'sustainable growth parks';
 - Previously developed land, including mineral extraction sites and landfill sites during their period of operation for the location of related waste treatment activities in sustainable locations;
 - Redundant farm buildings and their curtilages.

In summary, paragraph 15.108 states that the primary role of the RSS is to help provide:

'Sufficient opportunities for new waste management facilities of the right type, in the right place at the right time'

3.4 Leeds UDP: Saved policies

Overall support for new waste management facilities is provided by UDP Policy N47 which states:

'Proposals for waste management facilities will be encouraged subject to detailed policies in Chapter A7'

Detailed Waste Policies are contained under Appendices A7. The supporting text in paragraph A7.2.1 states that

'The Council recognises that during the current Plan period (to 2016) it will need to identify and safeguard sites for waste management facilities of different capacities acknowledging the different land use approaches for different waste streams required. Site allocation will most likely be addressed in the new style of Development Plan, but policies contained in this section (A7) will enable the appropriate waste management facilities in the meantime'

A summary of the UDP policies is provided below but this should be read in conjunction with the UDP for their full interpretation and additional guidance. They also need to be considered in the context of PPS 10 and the emerging RSS.

- Policy WM1: Proposals will be assessed in terms of the waste hierarchy, need outweighing harm, proximity principle, self sufficiency and Best Practicable Environmental Option (note this latter requirement is now removed by PPS 10).
- Policy WM2 requires proposals to comply with the waste hierarchy (reduction, reuse, recovery, disposal).
- Policy WM5: All proposals for permanent waste management facilities will be treated as an industrial use of land. Policies which apply to the acceptability of manufacturing and distribution development shall apply equally in all such cases.
- Policy WM6: In determining proposals for waste management facilities, the Council will have regard to the proximity, type and duration of other waste

operations including those outside Leeds and the cumulative effect upon residents and the environment.

- Policy WM8 sets out the detailed planning and environmental considerations which will apply to proposals for waste management development. This includes:
 - timescale of the operation.
 - layout.
 - the use of Combined Heat and Power where a plant produces energy.
 - harm to visual amenity.
 - environmental and amenity including noise, dust, litter, vermin, odour and gas emissions.
 - protection of water resources and the provision of sustainable urban drainage systems.
 - harm to the interests of nature conservation.
 - adequate proposals for design and landscaping
 - highway and access issues.
 - impact on local residents.
 - hours of operation.

Along side the topic specific plan policies there are also a number of general policies which will be used to assess applications for any development. These are also summarised below:

- Policy GP1 states that where land is allocated for a particular use, no other permanent use will be considered appropriate, unless the proposed use is auxiliary to the allocated use or where the allocated use remains the predominant use within a mixed use scheme or that circumstances have materially altered since adoption of the UDP and the suitability of the site for its allocated use is brought in to question.
- Policy GP2 addresses the consideration of applications made on unallocated, vacant or under-used sites, and that such applications will be considered favourably in the context of other plan policies, and any previous permissions granted or refused.
- Policy GP3 states that existing land uses will remain the dominant land use of any area, except where specified on the proposals map, or development is consistent with Green Belt policy. New development will only be permitted where the proposed uses are compatible with existing uses in the area.
- Policy GP5 details the planning considerations that applications must resolve, and also problems that proposals should avoid, for example loss of amenity, pollution, danger to health or life etc. Furthermore proposals must have regard to guidance contained in any relevant planning brief or framework prepared.

3.5 Leeds Local Development Framework

The LDF will replace the existing Unitary Development Plan. It will provide a strategic planning framework for the city, guiding change over the next 15 to 20 years. When adopted, the LDF will form the statutory Development Plan for Leeds.

The LDF is made up of a number of documents. This includes a Core Strategy and Local Development Documents (LDDs). Some of these LDDs, known as Development Plan Documents (DPDs), will have the legal status of a development plan. Documents with this status will guide decisions on planning applications within the area they cover.

An Area Action Plan (AAP) establishes the planning framework for an area of major change and also forms part of an LDF. AAPs set out the distribution of land uses in an area. They also focus upon the implementation of development proposals and provide an important mechanism for ensuring development is of an appropriate scale, mix and quality. Four AAPs are being produced in Leeds.

3.5.1 Aire Valley Leeds Area Action Plan (AVLAAP)

Aire Valley Leeds is a major regeneration initiative being pursued by LCC. Located immediately to the south east of Leeds city centre, the area extends from the Royal Armouries and Clarence Dock, eastwards through Cross Green and Stourton to the M1.

It contains some 440 hectares (800 acres) of potential development land and is expected to provide over 50 per cent of the city's employment growth over the next ten to fifteen years.

The area, which already has more than around 3500 existing businesses could generate an additional 27,000+ jobs, 7000 new homes, major investment in public transport as well as enhanced leisure facilities for new and surrounding communities.

Work on the construction of the new East Leeds Link Road started in November 2006 and should be completed by October 2008. The road is an important catalyst to the regeneration of the Aire Valley and will open up 250 hectares of land for development.

The 3.9km dual carriageway road will run from Junction 45 of the M1 motorway along the line of Pontefract Lane, and the edge of Cross Green Industrial Park and to the rear of the former Copperfields College site. It will connect with Leeds City Centre and its Inner Ring Road stages 6 & 7, the latter of which is also under construction and due for completion in 2008.

Preferred options for the AVLAAP are programmed to be released for consultation by LCC on 5 October, 2007 for a 6 week period.

3.5.2 West Leeds Area Action Plan

The aim of the West Leeds Area Action Plan (WLAAP) is to provide a co-ordinated approach to the spatial planning of neighbourhoods within the West Leeds Gateway Regeneration Area. It aims to provide a framework for sustainable communities in this part of the city and to assist with the delivery of the regeneration/renaissance objectives of LCC and Leeds West Homes.

The AAP covers the area bounded by the Armley Gyratory & the Clyde's Estate to the East, Heights Estate to the West, Tong Road/Wortley Moor Road to the South and Leeds/Liverpool Canal to the North. The area includes the communities of New Wortley, Upper Wortley, Lower Armley, Armley Town Street, the Aviaries and the adjacent commercial areas along Stanningley Road, Tong Road and Carr Crofts.

3.5.3 East and South East Leeds (EASEL) Area Action Plan

Inner East Leeds contains the highest concentration of deprivation in the city. Over 40% of housing is social rented stock, nearly twice the Leeds average. Leeds City Council intends to narrow the gap between the most disadvantaged people and

communities and the rest of the City, through the EASEL Initiative, a combination of physical, social, economic and environmental improvements within the area.

The scale of investment required in the area is beyond any likely availability of public resources. Private sector resources and long-term investment is therefore required. The Council, through partnership with the private sector, aims to take forward the EASEL Regeneration Initiative. The AAP is intended to complement, support and take forward the spatial elements of the EASEL initiative by providing the planning policy approach to deal positively with the needs of both existing and future communities focusing on key objectives.

The Preferred Options document was subject to consultation between 18th June 2007 and 30th July 2007.

3.5.4 City Centre Area Action Plan

The Leeds City Centre Area Action Plan is a Supplementary Planning Document (SPD) for the Leeds local Development Framework. The main purpose for this document is to provide policies and proposals for the development of land within the City centre to be taken into account when deciding Planning Applications. The SPD also provides guidance for the future growth of the city.

Consultation on the Alternative Options for the City Centre Area Action Plan closed on 5 May 2006.

Consultation on the Preferred Options took place from the 16th April to 28th May 2007. Key issues included the size of the city centre, growth of employment and housing, sustainable construction, open space provision, transport and connections to adjoining areas. The results from this consultation have not as yet been published.

3.6 Conclusion

Key policy considerations for the site selection study are:

- PPS 10 is clear that assumptions on selecting sites must be realistic about deliverability and the potential for site acquisition. Compulsory Purchase should only be considered as a last resort.
- Site specific characteristics which must be taken into account are: proximity to the source of waste; impact on economic development prospects; environmental considerations; accessibility and compatibility with surrounding existing and proposed land uses. Where possible, facilities should be located on previously developed land and on sites either previously used or proposed for industrial uses.
- The emerging Yorkshire and Humber Regional Spatial Strategy does not identify specific locations for waste management uses within Leeds but endorses the concept of sustainable energy resource parks and the co-location of waste management facilities on the same or closely linked sites. It also provides strategic support for a significant increase in the number of waste recovery and recycling facilities.
- The saved policies of the UDP do not identify preferred areas of search for new waste management facilities but do support new waste management

facilities provided certain criteria are met. They also provide criteria based policies for assessing individual waste management proposals.

- Although the Local Development Framework for Leeds is at an early stage of production, a number of Area Action Plans are being prepared in advance of the Core Strategy and the Natural Resources Development Plan Document. In the absence of a spatially specific policy in the RSS, a spatially specific UDP policy and an adopted Core Strategy, the Area Action Plans represent the first opportunity for the City Council to identify suitable sites for waste management uses. The sequence of preparing the LDF documents has been set out in the Local Development Scheme and provision for the inclusion of waste issues in Area Action Plans is set out in national guidance on the preparation of Local Development Frameworks (PPS12). During the transition period, the saved policies of the Leeds UDP remain the principal local development plan document until replaced by LDF Documents.

4 Site Selection Study

4.1 Introduction

This chapter outlines the process to identify suitable sites for a SERP or a major waste management facility.

4.2 Stage 1: Identifying sites to be assessed by the site selection study

The following information sources were used to identify an initial list of sites:

- Leeds Unitary Development Plan, Leeds City Council.
- Sites identified from the National Land Use Database return for Leeds.
- Sites identified as part of the Leeds City Council Urban Capacity Study, 2003.
- Interrogation of the Environment Agency waste management license database.
- Ordnance Survey Maps.
- Information obtained from aerial survey databases.

This produced an initial list of over 2000 sites (see Appendix 1). The following criteria were then applied to exclude sites from the site selection study :

- 2.5 hectares is considered to be the minimum size threshold for a major waste facility (as set out in section 3.2). Although the SERP would require a site larger than this (up to 15ha), the location of a residual waste treatment facility and MRF etc on separate but nearby sites cannot be ruled out.
- Any sites within the boundary of the City Centre as defined on the UDP Proposals Map were deleted from the search as this was not considered to be an appropriate strategic location for waste management uses.
- **As advised within Annex E of PPS 10**, sites within or immediately adjacent to nationally designated environmental sites (e.g. Special Sites of Scientific Interest) or buildings of historic interest were removed where it was considered that this had the potential for adverse impacts which could not be mitigated.
- Sites within the Green Belt were also deleted as development could only be justified in very special circumstances.
- Sites currently allocated in the UDP for housing, prestige business parks and major office parks. This is because the UDP policy WM5 advises that any waste management uses will be treated as if they were for manufacturing or distribution purposes.

This process initially identified over 100 possible sites to be considered by the site selection study and these were agreed with LCC. Further refinement of this list occurred subsequently to remove duplication (different data sources meant some sites had appeared more than once but had been given different site descriptions) and by grouping individual sites where they formed one larger site.

This produced a total of 42 sites which were taken forward for assessment at stage 2.

4.3 Stage 2: Producing a short list of potential sites

This next stage required a broad comparative assessment to identify which of these 42 sites should be discounted from the site selection process. The assessment

focused on compatibility with the criteria set out in paragraphs 17-21 of PPS 10 namely:

- Land ownership and deliverability constraints gave an indication of the likelihood that the site could be acquired and planning permission delivered within the procurement time frame.
- Whether the site is previously developed land.
- Surrounding land uses (existing and proposed).
- Strategic accessibility in terms of proximity to the main waste arisings, i.e. sites within the main urban area which are centrally located to serve the whole city are considered to be meet the proximity principle more than those on the edge of the main urban area or outside it in more rural locations.

A 'traffic light assessment' to indicate the suitability of sites against these criteria was used whereby:

- Green indicates that the site is compatible with the criteria.
- Amber indicates that the site may have issues but it may be possible to overcome these, or more investigation is required.
- Red indicates that the site is in conflict with the criteria and it would be unlikely or impossible to overcome this. The site is therefore eliminated from the search process.

A series of workshops were held to assess each site against the individual criteria and to provide an overall 'traffic light' assessment. These workshops involved members of the Jacobs project team, LCC planning, waste management, asset management, regeneration, procurement and transport planning officers. The detailed basis for scoring, plans of each site and outcome of the exercise are provided at Appendices 2 and 3.

The sites which met most of the criteria overall were graded as green. Amber sites had more uncertainty. In simple terms, the green sites are those which, on balance, the workshops indicated could be both deliverable and sustainable whereas the amber sites were judged to have more constraints or be less desirable in terms of overall sustainability. The purpose of this overall grading was to indicate the sites where more detailed investigations should be undertaken at stage 3.

The list of sites identified following this stage is summarised in table 4.1 below.

Table 4.1: Overall grading of sites after Stage 2

Green			Amber		
Site reference		Summary of reasons	Site reference		Summary of reasons
15	North of Pontefract Road, South of Railway and west of M1 J44 (Aire Valley)	Owned by LCC. Vacant brownfield land. Within existing industrial location. Allocated employment with extant outline planning consent for offices. Within main urban area.	20	Area of major remediation including schemes at existing sewage beds and lagoons associated with Knostrop Waste Water Treatment Works (Aire Valley)	Comprehensive remediation is required over extended period and therefore very unlikely to be completed within procurement programme.
16	Bell Hill/Stourton (Aire Valley)	Owned by LCC. Undeveloped land. Located away from sensitive uses. Allocated employment. Within the core urban area.	22	Land south of Pontefract Lane/ELLR and east of Waste Water Treatment Works (Aire Valley)	Prime development site in private ownership. Deliverability within procurement timescales is uncertain
18	Development sites adjacent to Knostrop Waste Water Treatment Works, South of Pontefract Lane (ELLR) (Aire Valley)	Synergy with land owners interests. Undeveloped land Within existing industrial location. Allocated employment. Within the core urban area.	35	Britannia Quarries (Morley)	Currently still in use as a quarry. There is an area with an unimplemented planning permission for a waste transfer station. On the fringe of the urban area. Close to an area of proposed housing.
19	Vacant land areas within Knostrop Waste Water Treatment Works (Aire Valley)	Synergy with land owners interests. Vacant areas of brownfield land. Within existing industrial location. Within main urban area.	36	Howley Park Industrial Estate (Morley)	Close to residential uses. On the urban fringe.
21	Former Skelton Grange Power Station (Aire Valley)	Synergy with land owners interests. Vacant areas of brownfield land. Within existing industrial location. Allocated for employment and with outline planning consent	37	Scott Lane, Morley	Close to proposed residential area. On the urban fringe.

Green			Amber		
Site reference		Summary of reasons	Site reference		Summary of reasons
		for B2 and B8. Within core urban area.			
25	Former Wholesale Markets between Newmarket Approach and Newmarket Lane (Aire Valley)	Owned by LCC. Vacant area of brownfield land. Within existing industrial location. Allocated employment. Within main urban area.	40	Site of sports ground between ring road and Coal Road (Seacroft)	Deliverability within timeframes is uncertain as current proposal is for mixed uses.
38	Nepshaw Lane (Morley)	Undeveloped land. Allocated employment.	41	Tulip Retail Park (Hunslet)	In use as a retail park and deliverability is uncertain because this is its current development value.

*See Appendix 3 for the full assessment

** Pontefract Lane is now closed to through traffic and the ELLR will replace this road.

The green sites were taken forward for further assessment against strategic waste management criteria. Amber sites would only be considered further if none of the sites graded green were considered to be suitable.

4.4 Stage 3: Detailed assessment of sites graded green

This stage undertook a further assessment of the characteristics of each green site using the following criteria taken from PPS10:

- The likelihood of site owners wishing to sell sites and potential acquisition costs.
- Site accessibility in terms of the capacity of the highways network.
- The potential for alternative access (i.e. by rail, canal, river etc).
- A more detailed assessment on the impact on or of surrounding land uses using the detailed criteria provided in Annex E of PPS 10.
- The potential for negative impacts on regeneration objectives and economic investment.

This more detailed analysis was used to undertake a comparative assessment of each site against each criterion, by applying a simple scoring system using a scale of 1-3, with 1 indicating the lowest performance against the criteria. The results of this comparative exercise are shown in tables 4.2 and 4.3 below. This is based on:

- How deliverable the site is. The sites with the highest score are where the risks in obtaining the site are considered to be lower and where land values are no higher than they would be for employment uses. For example, sites owned by the Council, within single ownership and where the development aspirations and credibility of land owners were known with more certainty scored highest.

- Accessibility in terms of highways capacity and safety, new infrastructure requirements and the potential for alternative access.
- The potential to locate sites away from sensitive land uses or to provide mitigation against any impacts. Compatibility with existing surrounding land uses is broken down into 5 categories to reflect Annex E of PPS 10 and covers visual and landscape, amenity, historic environment, natural environment and economic impact.
- Compatibility with future land use change such as through Area Action Plans and key regeneration projects. The scoring assessment was undertaken for visual impact, amenity and impact on regeneration objectives.
- Planning status in terms of existing planning permissions, compatibility with current land use allocations and potential conflict with any proposed changes to existing land use allocations.

More detailed definitions of the criteria and scoring system used at Stage 3 are included at Appendix 4 to this report.

Tables 4.2 and 4.3 indicate that, overall, sites might appear to be reasonably similar but there are differences when the specific characteristics of a site are examined in more detail. Only the Bell Hill site was significantly worse than the other sites on the basis of the scoring exercise. The conclusions from this process, including a more detailed description of site characteristics, are provided in the following section 5.0.

It is important to note that the scores recorded in Tables 4.2 and 4.3 were used to inform a qualitative assessment of the suitability of sites which is detailed within Section 5 of this report and summarised in Table 6.1. It was not considered beneficial to apply weightings to the individual criteria used at Stage 3 of the site selection process, and the total scores shown in the right hand columns of Tables 4.2 and 4.3 are included for information only, and not as the sole basis for identifying preferred sites.

Table: 4.2: Individual Scoring Criteria

Site	Deliverability		Accessibility				Compatibility With Planned and Proposed Land Uses						Planning Status		Score
	Potential for Acquisition	Indicative Costs	Proximity to Waste Sources	Highways Access	Potential for Alternative Access	Compatibility with Existing Surrounding Land Use			Compatibility with Planned Surrounding Land Uses			Current Planning Status	Existing and Proposed Land Use Allocations		
						V	A	H	E	N	E			V	
Vacant land within Knostrop SWT	2	2	3	3	1	3	3	3	3	3	3	3	3	3	41
Former Fruit and Veg Market	3	3	3	3	2	2	3	3	2	3	3	3	3	3	40
Development land adjacent to Knostrop Sewage Treatment Works, South of Pontefract Lane	2	2	3	3	1	3	3	3	2	3	2	3	3	3	38
Former Skelton Grange Power Station	2	2	3	2	2	3	3	3	3	2	2	2	3	3	38
Land north of Pontefract Road, south of Railway and west of M1	3	3	3	3	1	2	3	3	1	2	3	2	1	3	36
Nepshaw Lane Morley	1	2	2	2	1	3	2	3	3	2	3	2	3	3	35
Bell Hill/Stourton	3	3	3	1	1	1	1	3	3	1	1	1	3	2	29

V: Visual and surrounding landscape.
A: Amenity including noise, odour, 24 hour operation, traffic, dust etc.
HE: Impact on historic environment particularly historic environment.
NE: Impact on natural environment.
E: Economic impact on existing business activities
R: Regeneration impact on planned regeneration and development

Table: 4.3: Grouped Scores

Site	Deliverability	Accessibility	Compatibility With Planned and Proposed Land Uses		Planning Status	Score
			Compatibility with Existing Surrounding Land Use	Compatibility with Planned Surrounding Land Uses		
Vacant land within Knostrop SWT	4	7	15	9	6	41
Former Fruit and Veg Market	6	8	12	8	6	40
Development land adjacent to Knostrop Sewage Treatment Works, South of Pontefract Lane	4	7	14	7	6	38
Former Skelton Grange Power Station	4	7	15	7	5	38
Land north of Pontefract Road, south of Railway and west of M1	6	7	12	7	4	36
Nepshaw Lane Morley	3	5	13	8	6	35
Bell Hill/Stourton	6	5	9	4	5	29

V: Visual and surrounding landscape.
A: Amenity including noise, odour, 24 hour operation, traffic, dust etc.
HE: Impact on historic environment particularly historic environment.
NE: Impact on natural environment.
E: Economic impact on existing business activities
R: Regeneration impact on planned regeneration and development

5 Conclusions

5.1 Introduction

This stage summarises the results of the assessment process and provides conclusions to identify:

- **Suitable sites:** Suitable sites for a SERP or a major waste management facility.
- **Constrained sites:** These sites have a particular constraint which does not rule them out altogether but means they do not represent a preferred option.
- **Unsuitable sites:** Sites not considered suitable either in planning terms and/or due to significant constraints in their deliverability.

In addition to taking into account the comparative scoring at section 4.0, this section also identifies the flood risk zone for each site in terms of PPS 25 (Planning and Flood Risk) based on information from the Leeds Strategic Flood Risk Assessment. Sites within flood risk zones 1 and 2 are identified in table D3 of PPS 25 as been suitable for essential infrastructure such as power generating uses.

The order in which the sites are presented does not indicate any particular preference.

5.2 Suitable sites for a SERP or a major residual waste facility

Former Skelton Grange Power Station (Site Ref 21)

The former Skelton Grange Power Station is owned by the electricity provider RWE n Power. It is 23 ha in size and is therefore capable of accommodating the full SERP or the co-location of a number of facilities. RWE have indicated an interest in exploring the possibility of developing a waste treatment facility as part of their development plans for the site.

The site is strategically located within the Aire Valley, is previously developed land and is already characterised by industrial/utility uses. It is currently relatively isolated from sensitive land uses and is adjacent to the Waste Water treatment works to the north, east and north west and the Aire and Calder Navigation and River Aire to the south. It is allocated in the UDP for employment uses. A major waste facility would be compatible with existing land surrounding land uses and is consistent with the current land use allocation.

The site has an outline planning consent granted for B2/B8 uses. The AVLAAP proposes that this part of the Aire Valley will be retained for employment uses and therefore it would remain a suitable location for a major waste use. The adjoining land would provide a 'new' neighbourhood if proposals in the AVLAAP are delivered. Careful siting, planning and design should ensure appropriate integration with major changes in land use which are proposed on the adjoining land and could be planned as a comprehensive and integrated sustainable community.

The proximity to the Aire and Calder Navigation affords some potential for alternative methods of transporting waste to be investigated. The River Aire runs alongside and between the site and the canal. British Waterways is proposing an inland dock on land south of the canal and south of this site. The site has an advantage in that there may be the future potential for access by barge.

A single file bridge over the river and navigation is currently the only way to and from the site and the existing structure would need to be replaced for the road to be adopted by the Highways Authority. Preliminary investigations indicate that a replacement bridge could cost £10m. However, the involvement of LCC in developing the SERP and potential for involvement by other partners, such as Yorkshire Forward, may provide the potential to lever in public and private funds to replace the bridge which is a key element of infrastructure in delivering the AVLAAP. Knowsthorpe Lane should also provide access to J45 of the M1 but this is currently closed to vehicular traffic. Existing highway access constraints would need to be overcome before the site could be developed for a SERP or major waste facility.

In terms of PPS 25, the site is identified in the Leeds SFRA as been within flood risk zone 1.

In summary the site is considered to be suitable because:

- It is previously developed land within an existing industrial area.
- The site was previously used for power generation and is owned by a major power generating company.
- The site selection process has determined that the site is deliverable in terms of potential acquisition/partnership and the likelihood of obtaining planning permission.
- It is well located strategically to serve the whole city.
- There is the potential for exploring alternative forms of transport access from the canal.
- The main issues are access via Skelton Grange Bridge and compatibility with the proposed new neighbourhood areas. However, it is considered that both these issues can be overcome.
- It is within a low flood risk area.

Development sites adjacent to Knothrop Waste Water Treatment Works, south of Pontefract Lane (Site Ref 18)

These sites are 12.0 ha. of undeveloped land alongside Pontefract Lane/ELLR and owned by Kelda/Yorkshire Water. Potentially there is synergy between an energy recovery facility and the adjoining operational land of Yorkshire Water which is proposed to consolidate as part of the reconfiguration of the whole of their land interests in the Aire Valley. This site might have the potential to provide enough land for a SERP, particularly if adjacent land to the west (currently used by Leeds City Council City Services) could also be made available. Even without this addition it would still be possible to co-locate a number of facilities on these sites. The site is deliverable.

The site is currently allocated for employment uses in the UDP. It is proposed to retain this employment allocation in the AVLAAP. As this location is prominent frontage to the East Leeds Link Road, there could be a perceived impact on the economic and regeneration objectives of the AVLAAP. However, a major waste facility could be sited towards the treatment works.

The site would have excellent strategic highway access to the ELLR. However, there is no potential for alternative access via rail or canal.

The site is within flood risk zone 1.

In summary the site is considered to be suitable because:

- It is previously developed land within an existing industrial area.
- The site selection process has determined that the site is deliverable in terms of potential acquisition/partnership and it meets key planning tests.
- It is well located strategically to serve the whole city.
- There is potential synergy with the surrounding land uses and the land is owned by a major utility provider.
- It has direct access to the East Leeds Link Road once this is completed.
- It is within a low flood risk area.
- The main issue is that there may be a perception that this location could have an impact on the regeneration objectives for the Aire Valley.

Vacant land areas within Knostrop Waste Water Treatment Works (Aire Valley) (Site Reference 19)

The Knostrop Sewage Water Treatment Works contains a number of areas of vacant land, particularly along the western boundary of the site and towards the River Aire. Yorkshire Water has indicated that there may be synergy between waste treatment processes which generate energy and power and the operation of the site. The site is potentially deliverable dependent on which areas of vacant land could be available.

Although the Knostrop works will be reconfigured and a major remediation programme is planned, the site will remain operational land. As such, the potential for conflict with regeneration and economic objectives for the Aire Valley is limited. The development of a major waste facility is consistent with both existing and proposed land use policy.

The possibility of locating a SERP on the site would need to be investigated further and would depend on the precise areas of land available. There may also be the potential to include the adjacent site currently used for the Leeds City Council refuse vehicle depot within any development proposals.

Access to the site would be good to and from the East Leeds Link Road and also potentially from the south over Skelton Grange Bridge (see comments above). It has good highway access but there is no potential for access by rail and canal.

The site is mainly within flood risk zone 1 with the remaining land in zone 2.

In summary the site is considered to be suitable because:

- It is previously developed land within an area currently used for Sewage Waste Water Treatment.
- The site selection process has determined that the site is deliverable in terms of potential acquisition/partnership and it meets key planning tests.
- It is well located strategically to serve the whole city.
- There is potential synergy with the surrounding land uses and the land is owned by a major utility provider.
- It has direct access to the East Leeds Link Road once this is completed.
- It is within a low flood risk area.

Former Wholesale Market between Newmarket Approach and Newmarket Lane (Site Reference 25)

This site is 9.5 ha of underused previously developed vacant land immediately north of Pontefract Lane (East Leeds Link Road). It is the site of a former market and is a flat open site. The land is owned by the City Council and there are no deliverability constraints in terms of land acquisition.

The land is partly allocated for employment in the UDP. It would be possible to site the waste facility away from the East Leeds Link Road frontage and ensure that a major waste facility is compatible with the objectives of the AVLAAP. The development of a major waste facility is consistent with both existing and proposed land use policy.

To the north of the site is the Neville Hill Railway Maintenance Depot. The main issue in terms of surrounding land uses is the proximity to existing housing to the north west and north east of the site. However, the properties to the north east are proposed for employment uses within the EASEL Area Action Plan. Therefore, this would help reduce the potential for any impacts on surrounding land uses.

Access to the site would be good from the East Leeds Link Road and there is also potential for rail access given its proximity to Neville Hill Rail Depot. This depot is subject to separate proposals for rail freight uses.

The site is within flood risk zone 1.

In summary the site is considered to be suitable because:

- It is previously developed land within an existing industrial area.
- The site selection process has determined that the site is deliverable as it is owned by the City Council and it meets key planning tests. There are no outstanding planning permissions on the site.
- It is well located strategically to serve the whole city.
- It has direct access to the East Leeds Link Road once this is completed.
- It is within a low flood risk area.
- The main issue is that there is some housing located close to the boundary of the site. However, it should be possible to overcome this issue and this is also subject to a proposed employment allocation within the EASEL AAP.

5.3 Constrained sites

Nepshaw Lane

This is located off Nepshaw Lane, Morley. It is 30 ha. of flat undeveloped land and would be large enough to accommodate a SERP. Strategically, it is less well located on the fringe of the City than the preferred sites but has good access to the M621/M62. It is allocated for employment uses in the UDP and the site characteristics mean it could be suitable for waste management facilities. The main issues which need to be overcome are land purchase, internal access through the existing industrial estate and siting to ensure that waste management uses do not conflict with the surrounding area. A Local Nature Area is also located in the middle of the site and mitigation to protect this area would be required. The site is also subject to 3 undetermined outline planning applications for business uses. One

of the main issues which remains unresolved is an objection from the Highways Agency regarding capacity at the motorway junction. Therefore, it is uncertain that a major waste facility could be delivered at the site within the project timeframes. This is in addition to that it does not have the same strategic advantage in terms of its location.

The strategic disadvantage of this location and greater uncertainty on deliverability than other sites due to multiple ownership means that it is considered to have greater constraints. There is also a question of whether other types of employment uses represent a more appropriate land use for this site, particularly as the City Council is concerned about the loss of employment land in this area. However, as waste uses are similar to employment uses in characteristics this should not automatically represent a reason to discount the site.

In summary, the site is considered to be constrained because:

- It is within multiple ownerships and is subject to undetermined planning applications. As such, there is greater uncertainty regarding its deliverability within the project time frames.
- It is more remotely located in terms of access to the rest of the City and there are access constraints due to the impact of development on the Strategic Road Network.
- There is a shortage of employment land within the Morley Area and it could be argued that it is more appropriate to retain this land for 'traditional' employment uses and not waste development activity.

Land north of Pontefract Road, south of railway and west of M1/J44 (Aire Valley) (Site Reference 15)

The land is owned by Leeds City Council but is limited in size due to parts of the site being protected for environmental use and the remainder been remodelled and raised to accommodate office development on the 3 platforms, which was funded by grant aid, via SRB and Yorkshire Forward.

The site would have direct access to Pontefract Road and good access to the M1 via J44.

The site is close to, but not adjacent to the railway. so it remains unlikely to afford rail access due to the topography and intervening environmental uses.

As only 4.6. ha of land is available for development, this means it would not be possible to provide a SERP on the site. The site also already has outline planning permission for office uses and a number of potential occupiers are interested in purchasing the site. Given that this site has already been prepared for office development and a number of occupiers are interested, it is not considered appropriate to 'sterilise' the immediate development potential of the site for a further period of time by identifying it as a potential waste site. This is particularly the case given that this study has identified other alternative major waste sites which are considered to be more suitable.

In summary the main constraint for this site is:

- Although the site could be suitable for a major waste facility, it would not be large enough for a SERP. However, identifying the site for a waste use

would sterilise development activity. As external grant funding has been used to prepare the site for offices and it has outline planning consent for this use, it is considered appropriate to release this site for this use.

5.4 Unsuitable sites

Bell Hill/Stourton (Site Reference 16)

This site is small and triangular in shape (3.6ha) and surrounded by the M621, A61 and the A639 on all sides. The land is undeveloped but allocated for employment uses in the UDP. It is isolated from other surrounding uses and is visually prominent from the Leeds Valley Park office development. There are no extant planning permissions and the land is owned by LCC.

Although strategic access to the site may appear to be good, the site access itself from the A61 is very problematic. A highways feasibility study was undertaken by Leeds City Council in May 2004 and this confirmed that it could cost up to £1 million to overcome the access issues. A roundabout is also highlighted as the preferred solution by LCC but this would result in the loss of development land from the site. As such, this severely limits its potential for a major waste facility as only a small area of land would be available.

In summary, this site is considered unsuitable because:

- Detailed investigations show that access constraints would result in much of the developable part of the site being lost to provide new access arrangements. Given that the site is not very large, this is considered to be an overriding constraint.

6 Recommendations

6.1.1 Aire Valley

PPS 10 and the emerging RSS are clear that the favoured locations for major waste facilities are:

- Areas characterised by existing industrial uses.
- Previously developed land.
- Sites well located in terms of proximity and strategic access to waste arisings.
- Potential for access by rail and water.
- Would not give rise to conflicts with surrounding land uses.

The Aire Valley has two distinct advantages for major waste facilities. First, there is a choice of alternative sites which might be suitable for a SERP. Even if a SERP is not deliverable on a single site, the fact there are a number of suitable sites means the co-location of facilities on different sites within close proximity to each other is feasible.

For these reasons, the Aire Valley provides the best location to either provide a SERP on a single site or to co-locate facilities as advised in PPS 10 and the emerging RSS. It also meets the criteria for the location of waste management facilities set out in both national and regional guidance.

Whilst the impact on economic development and regeneration represent important considerations, the amount of land available for development in the Aire Valley means it is possible to take coordinated action to ensure that the economic and regeneration potential of the area is not compromised. The companion guides to both PPS 10 and PPS 12 makes it clear that Area Action Plans should consider all land uses including waste.

It should be recognised that such uses could make a positive contribution towards creating a sustainable environment for example through recovering waste to supply heat and power to both existing and new land uses.

6.1.2 Outside the Aire Valley

The main alternative site for a SERP outside the Aire Valley is identified at Nepshaw Lane, Morley/Gildersome. This does not, however, have the same strategic advantages as the sites within the Aire Valley. Whilst sites outside the Aire Valley have been given equal consideration in this City wide search, the assessment undertaken provides the evidence to support the Aire Valley as the preferred strategic location for a major waste use by virtue that:

- The characteristics of the Aire Valley meet all the key tests outlined in PPS 10 with regards to access (including the potential for road and canal access on some sites), the availability of previously development land, its industrial characteristics (including former power generation sites and existing water treatment uses) and the availability of vacant sites.
- PPS 10 and the emerging RSS also support the co-location of related facilities to avoid unnecessary transportation.

- Having regard to the saved UDP policies, the sites identified in the Aire Valley have the potential to meet all these criteria.
- The AVLAAP now affords the potential for a land use allocation for waste uses the first such opportunity in the LDF programme.

6.1.3 Suitable Sites

The table below reflects the overall conclusions of the study and provides recommendations for the final short list of sites:

Table 6.1: Site Recommendations

	Deliverable	Accessible	Compatibility with Existing Land Uses	Compatibility with Proposed Land Uses	Planning Status
Suitable Sites					
Vacant land within Knostrop SWT	✓	✓	✓	✓	✓
Former Fruit and Veg Market	✓	✓	✓	✓	✓
Development land adjacent to Knostrop Sewage Treatment Works, South of Pontefract Lane	✓	✓	✓	✓	✓
Former Skelton Grange Power Station	✓	✓	✓	✓	✓
Constrained Sites					
Land north of Pontefract Road, south of Railway and west of M1	✓	✓	✓	✓	○
Nepshaw Lane Morley	○	○	✓	✓	○
Unsuitable Sites					
Bell Hill/Stourton	✓	✘	✘	✓	✓

- ✓ : Study indicates the site is suitable and that any identified constraints can be overcome.
 ○ : Study indicates that further investigation is necessary or a constraint is more difficult to overcome.
 ✘ : Major constraint with little or no scope for mitigation.

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.03	430357.67	433752.44	433752.44	COUNTY HOUSE	VICAR LANE	F Re-developed	Residential	None
niud	0.06	430430.98	433669.96	433043.94					
niud	0.10	431005.81	433043.94	433743.05					
niud	0.05	430652.11	433743.05	433326.58					
niud	0.06	430045.33	433326.58	427453.52					
niud	0.05	426296.54	427453.52	434862.81	VACANT LAND	CHURCH HILL GREEN	F Re-developed	Residential	None
niud	0.07	422940.59	434862.81	432933.91					
niud	0.09	421680.97	432933.91	446170.92					
niud	0.22	420091.00	446170.92	433562.59					
niud	0.03	435158.66	433562.59	433854.58					
niud	0.07	435430.69	433854.58	437155.28	1	ALLERTON PARK	F Re-developed	Residential	None
niud	0.25	430816.22	437155.28	433413.44					
niud	0.04	430521.30	433413.44	434649.52					
niud	0.08	429761.81	434649.52	427301.98					
niud	0.11	426543.91	427301.98	432245.91					
niud	0.09	422824.25	432245.91	438250.36	LION HOUSE	GREYSTONE PARK PARK PLACE	D In use - allocated / co F Re-developed	Residential Residential	Outline Planning Permission None
niud	0.70	443468.09	438250.36	433613.03	20				
niud	0.02	429513.33	433613.03	433417.47					
niud	0.02	430251.66	433417.47	434220.94					
niud	0.03	430649.11	434220.94	433393.63					
niud	0.06	429704.36	433393.63	433762.58					
niud	0.04	429624.07	433762.58	426665.00					
niud	0.07	439220.39	426665.00	435948.02					
niud	0.20	426161.92	429109.60	434656.06					
niud	0.12	426991.77	432473.41	434913.78	55	GREEN HILL LANE CARDIGAN LANE	F Re-developed F Re-developed	Residential Residential	None None
niud	0.26	427722.97	434913.78	437559.89					
niud	0.09	428541.45	434683.59	437421.00	BEECH LODGE	PARK AVENUE	F Re-developed	Residential	None
niud	0.06	428423.37	435035.60	43 TO 55					
niud	0.04	427416.59	435948.02	440511.05	SITE OF KIRKBY HOUSE	QUEENS ROAD	F Re-developed	Residential	None
niud	0.04	428576.44	434656.06	433047.45					
niud	0.29	433147.60	437586.54	437075.34	PINE HILL COURT	PARK AVENUE	F Re-developed	Residential	None
niud	0.23	433075.34	437559.89	437421.00	BEECH LODGE	PARK AVENUE	D In use - allocated / co	Residential	Detailed Planning Permission
niud	0.70	433159.14	437421.00	448488.06					
niud	0.24	440559.16	448488.06	440511.05	SITE OF KIRKBY HOUSE	MAIN STREET	F Re-developed	Residential	None
niud	0.37	437882.02	440511.05	433047.45					
niud	0.12	440280.09	433047.45	436664.42					
niud	0.03	430506.69	436664.42	429135.59	SITE OF 48 TO 126	PARKWOOD CRESCENT	F Re-developed	Residential	None
niud	0.77	428715.49	429135.59	427851.17					
niud	0.18	426474.13	427851.17	432303.55					
niud	0.22	427029.30	432303.55	436872.42					
niud	0.22	421138.28	436872.42	433105.97					
niud	0.21	422319.88	433105.97	435267.47					
niud	0.16	428546.11	435267.47	439032.97					
niud	0.10	424430.59	439032.97	445839.45	ASHFIELD HOUSE	WESTON LANE	F Re-developed	Residential	None
niud	1.37	419418.89	445839.45	439402.28					
niud	0.22	432430.11	439402.28	435248.08	VACANT LAND OFF WATERLOO WAY AND RAYNVILLE ROAD	WATERLOO WAY	A Vacant land	Previously Developed Land which is now Vaca	Within a zone allocated in the Local
niud	0.41	424813.13	435248.08	435394.96	VACANT LAND BETWEEN LEEDS LIVERPOOL CANAL AND WYTHIER LANE	WYTHIER LANE	F Re-developed	Offices	None
niud	0.29	425935.64	435394.96	433219.84	LAND AT COTTON STREET AND MARSH LANE	COTTON STREET	C Derelict	Industry	Within a zone allocated in the Local
niud	0.36	430994.20	433219.84	433017.66					
niud	0.14	431120.31	433017.66	435285.88	MERCHANT COUNTY INDUSTRIAL ESTATE	WYTHIER LANE	D In use - allocated / co	Industry	Allocated in Local Plan
niud	1.11	425895.92	435285.88	434309.81	FORMER STANNINGLEY STATION AND YARD	RICHARDSHAW LANE	D In use - allocated / co	Storage and Warehousing	Allocated in Local Plan
niud	1.51	422236.11	434309.81	442251.56	CONY PARK INDUSTRIAL ESTATE	HARROGATE ROAD	D In use - allocated / co	Storage and Warehousing	Allocated in Local Plan
niud	9.54	422163.95	442251.56	432259.51	LAND ADJOINING WINERITE	ELLAND ROAD	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	0.24	422848.58	432259.51	431066.61	FORMER GREYHOUND STADIUM	THWAITE GATE	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	0.48	419506.58	433563.23	431012.95	THWAITE GATE STOURTON SITE 4	TOPCLIFFE LANE	C Derelict	Industry	Allocated in Local Plan
niud	0.84	419578.02	433563.23	426716.52	SITE C FORMER TOPCLIFFE LANE GAS WORKS	TOPCLIFFE LANE	F Re-developed	Offices	None
niud	0.40	419568.80	426716.52	434546.88	TOWN STREET STANNINGLEY	TOWN STREET	E In use - with potential	Industry	None
niud	0.40	419568.80	433599.64	434080.59	TRENT ROAD TORRE ROAD	TRENT ROAD	C Derelict	Mineral Workings and Quarries	Allocated in Local Plan
niud	4.19	428028.72	431235.73	432259.51	LAND ADJOINING ELLAND ROAD STADIUM	ELLAND ROAD	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	0.59	428048.13	432259.51	431066.61	FORMER GREYHOUND STADIUM	GELDERD ROAD	F Re-developed	Car Parks	None
niud	3.36	428090.42	431066.61	431012.95	THWAITE GATE STOURTON SITE 4	THWAITE GATE	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	1.10	432115.73	431012.95	428018.89					
niud	0.75	428018.89	426716.52	426641.05	SITE B FORMER TOPCLIFFE LANE GAS WORKS	TOPCLIFFE LANE	F Re-developed	Offices	None
niud	1.65	427964.66	426641.05	434546.88	TOWN STREET STANNINGLEY	TOWN STREET	E In use - with potential	Industry	None
niud	2.95	422540.98	434546.88	434080.59	TRENT ROAD TORRE ROAD	TRENT ROAD	C Derelict	Mineral Workings and Quarries	Allocated in Local Plan
niud	2.89	432203.17	434080.59						

APPENDIX 1

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.94	431536.38	433490.58	LAND TO REAR OF 68 UPPER ACCOMMODATION ROAD	UPPER ACCOMMODATION ROAD	F	Re-developed	Industry	None
niud	0.27	427325.19	428278.36	VALLEY MILLS	VALDUCT STREET	E	In use - with potential	Industry	None
niud	0.82	421855.95	434266.22	SAND AND GRAVEL MERCHANTS YARD	WATER LANE	E	In use - with potential	Storage and Warehousing	None
niud	0.61	429883.58	432893.17	FORMER HALIFAX BANK CAR PARK	WATER LANE	A	Vacant land	Car Parks	Detailed Planning Permission
niud	0.61	429320.09	432774.39	FORMER MACRO SITE	WATER LANE	C	Derelict	Industry	Within a zone allocated in the Local Plan
niud	0.54	427290.68	437693.23	ST URBANS SCHOOL	WEETWOOD LANE	F	Re-developed	Residential	None
niud	0.62	428836.16	433557.50	CITYGATE SITE B	WELLINGTON BRIDGE STREET	A	Vacant land	Storage and Warehousing	Within a zone allocated in the Local Plan
niud	0.41	429643.89	429932.11	VACANT LAND ADJOINING WESTLAND ROAD AND WESTLAND SQUARE	WESTLAND SQUARE	A	Vacant land	Previously Developed Land which is now Vacant	Detailed Planning Permission
niud	8.24	426427.16	431430.98	SITE OF FORMER DUNLOP RANKEN DEPOT	WHITEHALL ROAD	C	Derelict	Storage and Warehousing	Allocated in Local Plan
niud	1.77	426093.65	435089.21	NATIONAL POWER LAND AT WYTHIER BRIDGE	WYTHIER LANE	A	Vacant land	Industry	None
niud	0.57	432131.23	431294.06	OFFICE BLOCK AT FORMER HUNSLET FORGE SITE	GEORGE MANN WAY	F	Re-developed	Offices	Allocated in Local Plan
niud	0.49	432032.72	431230.92	OFFICE UNITS 2 AND 4	GEORGE MANN ROAD	F	Re-developed	Offices	None
niud	3.11	432036.59	431564.30	FORMER HUNSLET FORGE	THWAITE GATE	F	Re-developed	Storage and Warehousing	None
niud	3.19	427044.05	430612.21	DERELICT RAILWAY LAND OFF GELDERD ROAD	GELDERD ROAD	C	Derelict	Railways	Allocated in Local Plan
niud	0.79	430656.05	433107.78	LAND ADJACENT FORMER BREWERY WHARF MUSEUM	BOWMAN LANE	F	Re-developed	Residential	None
niud	0.71	430552.05	433138.97	FORMER BREWERY WHARF MUSEUM	BOWMAN LANE	F	Re-developed	Offices	None
niud	2.65	419418.93	440900.54	INDUSTRIAL AREA OFF MILNERS ROAD	MILNERS ROAD	D	In use - allocated / co	Industry	Allocated in Local Plan
niud	0.33	428722.94	432279.50	FORMER TOFFEE DE BELUPRE FACTORY	INGRAM ROAD	F	Re-developed	Industry	None
niud	0.32	428776.89	432301.97	VACANT LAND AT INGRAM ROAD AND KENNETH STREET	INGRAM ROAD	C	Derelict	Industry	None
niud	1.33	428756.11	431898.57	FORMER BARNETT GLASSWARE SITE	INGRAM ROAD	F	Re-developed	Storage and Warehousing	None
niud	0.35	430697.34	431732.95	VACANT LAND AT HUNSLET GREEN WAY AND HILLIDGE ROAD	HILLIDGE ROAD	A	Vacant land	Residential	Detailed Planning Permission
niud	0.39	432079.30	431944.14	VALLEY HOUSE	KNOWSTHORPE LANE	F	Re-developed	Industry	None
niud	0.38	427667.95	431729.71	VACANT LAND AT GELDERD BUSINESS PARK	JOHN CHARLES WAY	F	Re-developed	Offices	None
niud	0.14	426607.17	432061.14	LAND TO REAR OF WESTFIELD HOUSE	LOWER WORTLEY ROAD	F	Re-developed	Offices	None
niud	0.50	424411.13	434574.95	VACANT LAND OFF RAILSFIELD RISE	RAILSFIELD RISE	F	Re-developed	Storage and Warehousing	None
niud	0.38	424690.98	435183.34	VACANT LAND ADJACENT DEPOT OFF WATERLOO LANE	WATERLOO LANE	A	Vacant land	Residential	Detailed Planning Permission
niud	0.10	424738.95	435251.81						
niud	0.23	425647.66	433023.13						
niud	0.20	422423.00	434764.81						
niud	0.37	425769.30	431670.52	COMPOUND TO REAR OF UNITS 2, 3 AND 4 WHITEHALL IND ESTATE	ASHFIELD WAY	F	Re-developed	Storage and Warehousing	None
niud	0.24	421241.59	434424.33						
niud	0.29	422101.91	434210.92	VICTORIA WORKS	PARKFIELD TERRACE	E	In use - with potential	Industry	None
niud	0.31	420298.42	436530.24	VACANT LAND AT HOLLY PARK MILLS	HOLLIN PARK COURT	D	In use - allocated / co	Industry	Detailed Planning Permission
niud	0.28	440631.50	448694.84	NORTON HOUSE	DEIGHTON ROAD	D	In use - allocated / co	Residential	Outline Planning Permission
niud	0.30	440706.70	449140.94	VACANT LAND ADJACENT ARVILLE TEXTILES	SANDBECK WAY	F	Re-developed	Offices	None
niud	0.22	438790.55	429669.89						
niud	0.34	436694.63	429623.96	VACANT SITE ADJACENT UNIT 18	ASTLEY WAY	F	Re-developed	Industry	None
niud	0.42	430862.42	434858.67	EXPANSION LAND ADJACENT THOMAS DANBY COLLEGE	ROUNDHAY ROAD	A	Vacant land	Residential	None
niud	0.41	429038.30	433722.88	LAND AT MARLBOROUGH STREET AND WEST STREET	MARLBOROUGH STREET	F	Re-developed	Institutional and Communal Accommodation	None
niud	0.27	437108.39	432908.97	FORMER COLTON PRIMARY SCHOOL	SCHOOL LANE	B	Vacant buildings	Educational Buildings	None
niud	0.33	431234.76	431261.62	PLANT HIRE DEPOT	MIDLAND ROAD	D	In use - allocated / co	Storage and Warehousing	Detailed Planning Permission
niud	0.32	432160.28	433762.03	WORKSHOPS ADJACENT 21 WALFORD ROAD	WALFORD ROAD	D	In use - allocated / co	Industry	Detailed Planning Permission
niud	0.12	431300.64	434696.21						
niud	1.17	427794.44	431658.75	SITE OF WAREHOUSE AT 155 GELDERD ROAD	GELDERD ROAD	A	Vacant land	Storage and Warehousing	Outline Planning Permission
niud	1.01	423762.71	428382.50	LAND AT GREYSTONE MILLS	WAKEFIELD ROAD	B	Vacant buildings	Storage and Warehousing	PP subject to further agreement
niud	0.43	430144.11	430570.67	PLOT 1 ASTRA BUSINESS PARK	PARKSIDE LANE	A	Vacant land	Offices	Detailed Planning Permission
niud	0.25	430028.04	430522.45	LAND AT THE REAR OF ASTRA PARK	PARKSIDE LANE	A	Vacant land	Industry	Outline Planning Permission
niud	0.15	426413.50	427108.84	VACANT LAND BETWEEN MILL STREET AND HIGH STREET	HIGH STREET	F	Re-developed	Industry	None
niud	0.41	429167.20	432511.38	VACANT BUILDINGS AT BROOKFIELD FARM	SELBY ROAD	F	Re-developed	Offices	None
niud	0.30	432299.45	434100.25	SITE OF FLEXIFORM FURNITURE FACTORY	RICHARDSHAW ROAD	F	Re-developed	Industry	None
niud	0.17	426835.14	432852.41	VACANT LAND OFF COWPER TERRACE TO REAR OF COMPTON ARMS	COWPER TERRACE	A	Vacant land	Educational Buildings	None
niud	0.68	429216.05	432665.83	SITE OF BRISTOL STREET MOTORS	BRIDGE ROAD	B	Vacant buildings	Retailing	Detailed Planning Permission
niud	0.23	430035.59	433905.83	DUDLEY HOUSE	ALBION STREET	F	Re-developed	Residential	None
niud	6.57	433092.68	430336.19	BISON CONCRETE WORKS	HAIGH PARK ROAD	F	Re-developed	Industry	None
niud	0.50	426888.06	431832.39	FORMER GASWORKS SITE HALES ROAD	HALES ROAD	E	In use - with potential	Utilities	None
niud	0.83	425051.55	434179.50	FORMER FACTORY SITE	HENCONNER LANE	C	Derelict	Industry	Detailed Planning Permission
niud	0.52	425664.25	426775.54	CAR PARK FOR ASDA OFFICES	HOWLEY PARK CLOSE	E	In use - with potential	Car Parks	None
niud	1.31	425915.30	426372.06	LAND TO REAR OF WAREHOUSE	HOWLEY PARK ROAD EAST	F	Re-developed	Industry	None
niud	0.42	436303.47	433896.48	SITE OF FORMER SUPERMARKET	HOLLYSHAW LANE	F	Re-developed	Institutional and Communal Accommodation	None
niud	1.13	422819.83	434460.55	LAND ADJACENT RAILWAY AND INDUSTRIAL UNITS	INTERCITY WAY	A	Vacant land	Railways	None
niud	2.66	433086.99	431543.64	KNOWSTHORPE WAY SITE 29B	KNOWSTHORPE WAY	F	Re-developed	Storage and Warehousing	None
niud	3.45	432420.90	431862.49	LAND AT KNOWSTHORPE LANE AND KNOWSTHORPE GATE	KNOWSTHORPE LANE	C	Derelict	Landfill Waste Disposal	Allocated in Local Plan
niud	1.00	431996.39	432028.75	LAND AT KNOWSTHORPE LANE	KNOWSTHORPE LANE	C	Derelict	Industry	Detailed Planning Permission
niud	6.03	431976.81	431756.92	FORMER RAILWAY SIDINGS BESIDE RIVER AIRE	KNOWSTHORPE LANE	C	Derelict	Railways	None
niud	2.72	432919.16	430399.59	DEVELOPMENT LAND OFF INTERMEZZO DRIVE	PONTEFRACT ROAD	A	Vacant land	Industry	Detailed Planning Permission
niud	0.40	429835.22	431328.98	FORMER FACTORY SITE	LADY PIT LANE	C	Derelict	Industry	None
niud	0.71	430556.36	432469.70	LAND BETWEEN BUTTERLEY STREET AND LEATHLEY ROAD	LEATHLEY ROAD	F	Re-developed	Industry	None
niud	0.54	430127.56	432712.57	LAND ADJACENT 2 LEEDS CITY OFFICE PARK	MEADOW LANE	A	Vacant land	Utilities	Detailed Planning Permission

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.47	430118.57	432638.88	432638.88	LAND SOUTH OF ACCESS ROAD LEEDS CITY OFFICE PARK	MEADOW LANE	A Vacant land	Utilities	Detailed Planning Permission
niud	1.00	430226.36	432648.03	432648.03	LAND AT LEEDS CITY OFFICE PARK	MEADOW LANE	F Re-developed	Offices	None
niud	0.53	434517.72	428203.61	428203.61	FORMER ROTHWELL GASWORKS	MEYNELL AVENUE	E In use - with potential	Offices	None
niud	1.28	427951.02	429601.67	429601.67	ARLINGTON BUSINESS CENTRE	MILLSHAW ROAD	F Re-developed	Indoor Recreation	None
niud	0.47	430321.81	426228.50	426228.50	OFF MOOR KNOLL LANE MORLEY	MOOR KNOLL LANE	A Vacant land	Storage and Warehousing	None
niud	0.41	430950.69	433041.84	433041.84	FORMER BWB DEPOT	NEPTUNE STREET	F Re-developed	Offices	None
niud	2.62	441509.13	433946.50	433946.50	PROCTOR BROS LAND AT NEW HOLD	NEW HOLD	C Derelict	Mineral Workings and Quarries	Detailed Planning Permission
niud	3.21	441624.96	433928.70	433928.70	RACKWOOD HELIOS DEVELOPMENT SITE	NEW HOLD	C Derelict	Mineral Workings and Quarries	Detailed Planning Permission
niud	0.43	420332.66	440370.42	440370.42	FORMER GASWORKS AT GILL LANE NEW ROAD	NEW ROAD	F Re-developed	Residential	None
niud	0.17	432582.44	430666.88	430666.88	FORMER MILL	OCCUPATION LANE	C Derelict	Industry	None
niud	1.26	430781.67	430656.02	430656.02	FORMER TIP AT OLD RUN ROAD	OLD RUN ROAD	F Re-developed	Industry	None
niud	0.89	430877.97	430658.95	430658.95	LAND TO REAR OF INDUSTRIAL UNIT	OLD RUN ROAD	C Derelict	Landfill Waste Disposal	Detailed Planning Permission
niud	1.11	432182.89	431102.89	431102.89	FORMER CONTAINER STORAGE DEPOT	PONTEFRACT ROAD	A Vacant land	Storage and Warehousing	Allocated in Local Plan
niud	1.49	433115.53	430991.53	430991.53	FORMER EXPLOSIVES FORMING AREA ADJACENT SKELTON GRANGE ROAD	SKELTON GRANGE ROAD	C Derelict	Landfill Waste Disposal	None
niud	4.40	433469.69	430516.91	430516.91	SITE OF FORMER IMI COPPERWORKS	HAIGH PARK ROAD	A Vacant land	Industry	None
niud	2.85	433258.39	430295.92	430295.92	FORMER OFFICES AND WORKSHOPS	HAIGH PARK ROAD	A Vacant land	Storage and Warehousing	None
niud	0.51	433331.19	430277.67	430277.67	FORMER VULCAN FOUNDRY	HAIGH PARK ROAD	E In use - with potential	Industry	None
niud	4.42	433464.83	430206.36	430206.36	FORMER TAR DISTILLERS SITE	PONTEFRACT ROAD	C Derelict	Industry	Allocated in Local Plan
niud	1.44	420601.73	446032.25	446032.25	LAND ADJACENT GARNETTS MILL	POOL ROAD	A Vacant land	Landfill Waste Disposal	Allocated in Local Plan
niud	0.56	428813.86	431466.08	431466.08	LAND ADJOINING LANDMARK COURT	REVIE ROAD	F Re-developed	Offices	None
niud	1.60	426709.84	427362.05	427362.05	LAND AT RODS MILLS	RODS MILLS LANE	D In use - allocated / co	Industry	Within a zone allocated in the Local
niud	8.52	443329.40	430024.92	430024.92	LAND NORTH OF PONTEFRACT ROAD	PONTEFRACT ROAD	C Derelict	Railways	Allocated in Local Plan
niud	0.73	444039.75	432668.16	432668.16	ENTERPRISE COURT	PIT LANE	F Re-developed	Industry	None
niud	12.48	443542.84	432651.09	432651.09	PECKFIELD COLLIERY MICKLEFIELD	ROMAN ROAD	A Vacant land	Mineral Workings and Quarries	Allocated in Local Plan
niud	1.04	421138.36	433059.34	433059.34	LAND TO REAR OF WESTOVER WORKS ROUND HILL	WATERLOO ROAD	C Derelict	Mineral Workings and Quarries	Allocated in Local Plan
niud	0.29	431473.39	435152.19	435152.19	FORMER GAIEITY PUBLIC HOUSE	ROUNDHAY ROAD	F Re-developed	Offices	None
niud	0.14	431486.22	435195.08	435195.08					
niud	0.13	431421.75	435133.53	435133.53					
niud	2.72	425639.25	432845.39	432845.39	STONEBRIDGE MILLS	STONEBRIDGE LANE	D In use - allocated / co	Industry	With Draft Allocation
niud	0.41	423435.92	434496.90	434496.90	SWINNOW LANE	SWINNOW LANE	A Vacant land	Previously Developed Land which is now Vaca	None
niud	0.23	430964.77	434211.88	434211.88					
niud	0.11	431016.98	434207.58	434207.58					
niud	0.08	431056.05	434195.80	434195.80					
niud	0.16	431036.44	434157.39	434157.39					
niud	0.12	430921.66	434149.50	434149.50					
niud	1.05	430085.06	433149.00	433149.00	CAR PARK OFF PITT ROW	SOVEREIGN STREET	D In use - allocated / co	Car Parks	Detailed Planning Permission
niud	3.61	445022.56	447061.50	447061.50	EXPLOSIVES FACTORY AND STORES AT STREET 7 AND WIGHILL LANE	STREET 7	D In use - allocated / co	Industry	Allocated in Local Plan
niud	11.58	444339.64	446202.75	446202.75	LAND SOUTH OF AVENUE A WEST	AVENUE A	C Derelict	No Class defined below this division	None
niud	8.06	444363.30	446181.11	446181.11	HAULAGE DEPOT ADJACENT AVENUE B	AVENUE B	E In use - with potential	Storage and Warehousing	None
niud	12.32	444574.62	446165.30	446165.30	VACANT LAND BETWEEN AVENUE D AND AVENUE B	AVENUE D	C Derelict	No Class defined below this division	Allocated in Local Plan
niud	3.92	444662.89	445883.00	445883.00	VACANT LAND AT AVENUE E WEST	THORP ARCH TRADING ESTATE	C Derelict	No Class defined below this division	Allocated in Local Plan
niud	0.06	429790.00	433469.84	433469.84	QUEBEC HOUSE	QUEBEC STREET	F Re-developed	Institutional and Communal Accommodation	None
niud	1.60	430899.23	433234.50	433234.50	SITE OF HOWARTH TIMBER	EAST STREET	D In use - allocated / co	Storage and Warehousing	Outline Planning Permission
niud	2.38	428541.05	435573.69	435573.69	HEADINGLEY OFFICE PARK	VICTORIA ROAD	B Vacant buildings	Offices	None
niud	0.38	427087.96	431654.36	431654.36	ROYDS BECK HOUSE	RING ROAD	B Vacant buildings	Vacant Buildings	None
niud	0.71	423005.50	434204.21	434204.21	LAND ADJACENT CASH AND CARRY DEPOT	INTERCITY WAY	A Vacant land	Mineral Workings and Quarries	None
niud	0.51	423179.00	434244.89	434244.89	LAND ADJACENT ANCHOR WORKS OFF SWINNOW LANE	SWINNOW LANE	A Vacant land	Mineral Workings and Quarries	Allocated in Local Plan
niud	0.91	430014.55	435625.34	435625.34	CARR MILLS	BUSINGTHORPE LANE	E In use - with potential	Industry	None
niud	0.11	429986.53	435599.76	435599.76					
niud	0.85	429066.86	434379.95	434379.95	FORMER MATERNITY HOSPITAL	44 HYDE TERRACE	F Re-developed	Institutional Buildings	None
niud	25.45	437423.61	434571.50	434571.50	VICKERS DEFENCE SYSTEMS FACTORY	MANSTON LANE	B Vacant buildings	Industry	Detailed Planning Permission
niud	0.21	426557.70	435095.95	435095.95					
niud	0.08	430797.94	433492.39	433492.39					
niud	0.40	429270.75	434158.83	434158.83	WOODHOUSE HALL	CLARENDON ROAD	F Re-developed	Institutional Buildings	None
niud	3.55	423296.35	431011.75	431011.75	THWAITE FARM TRAILER PARK OFF SKELTON GRANGE ROAD	SKELTON GRANGE ROAD	F Re-developed	Industry	None
niud	1.33	422035.73	437724.59	437724.59	WOODBOTTOM MILLS	LOW HALL ROAD	D In use - allocated / co	Industry	Detailed Planning Permission
niud	1.10	429537.95	433387.25	433387.25		WELLINGTON STREET	D In use - allocated / co	Utilities	Detailed Planning Permission
niud	0.52	424942.50	427716.91	427716.91	THE ANGEL PUBLIC HOUSE	WAKEFIELD ROAD	F Re-developed	Institutional and Communal Accommodation	None
niud	0.85	430215.05	429908.80	429908.80	SOUTH LEEDS STADIUM	MIDDLETON GROVE	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.27	433971.05	434054.22	434054.22	FORMER CITY LIGHTS PUBLIC HOUSE	KILLINGBECK BRIDGE	F Re-developed	Indoor Recreation	None
niud	0.69	426502.23	435582.73	435582.73		KIRKSTALL HILL	B Vacant buildings	Storage and Warehousing	Outline Planning Permission
niud	0.72	429905.24	433216.96	433216.96	RAILWAY ARCHES	DARK NEVILLE STREET	B Vacant buildings	Industry	Detailed Planning Permission
niud	0.15	418146.13	442604.25	442604.25					
niud	0.11	427240.52	426449.66	426449.66					
niud	2.89	428364.36	426827.73	426827.73	SITE OF FORMER TINGLEY STATION	DEWSBURY ROAD	C Derelict	Railways	Within a zone allocated in the Local
niud	0.11	430812.72	435423.45	435423.45					
niud	0.72	424099.72	434395.34	434395.34	CLEARED LAND AT VICTORIA MILLS	ELDER ROAD	A Vacant land	Industry	None
niud	1.04	425270.36	437788.38	437788.38	VEHICLE BREAKERS YARD	CORN MILL FOLD	C Derelict	Storage and Warehousing	Detailed Planning Permission

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
nlud	0.32	425305.98	437740.13	437740.13	VACANT CORN MILL	CORN MILL FOLD	B Vacant buildings	Industry	Detailed Planning Permission
nlud	0.14	425203.55	437755.48	437755.48					
nlud	0.25	429995.41	436651.92	436651.92	RUTLAND LODGE	POTTERNEWTON LANE	B Vacant buildings	Educational Buildings	None
nlud	1.68	427322.91	437045.58	437045.58	MACFARLANE TRANSPORT DEPOT	CALVERLEY LANE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
nlud	0.10	426569.78	427447.42	427447.42					
nlud	0.11	427161.88	431541.61	431541.61					
nlud	1.62	425602.00	431810.82	431810.82	LAND TO REAR OF UNITS 5 TO 8 WHITEHALL INDUSTRIAL ESTATE	ASHFIELD WAY	A Vacant land	Mineral Workings and Quarries	Outline Planning Permission
nlud	0.32	421956.91	434161.31	434161.31	CAR PARK AND LAND TO REAR OF LEIGH HOUSE	VARLEY STREET	D In use - allocated / co	Car Parks	Detailed Planning Permission
nlud	0.59	430922.02	433568.02	433568.02	QUARRY HILL SITE B	YORK STREET	D In use - allocated / co	Car Parks	PP subject to further agreement
nlud	0.18	430865.33	433620.64	433620.64					
nlud	0.19	419367.70	433555.80	433555.80	QUARRY HILL SITE D	ST PETERS SQUARE	F Re-developed	Offices	None
nlud	2.43	419421.17	440988.88	440988.88	FORMER TIP OFF MILNERS ROAD	GY HILL ROYD	D In use - allocated / co	Storage and Warehousing	Allocated in Local Plan
nlud	0.94	426330.30	433007.88	433007.88	FORMER CHEMICAL WORKS	MILNERS ROAD	C Derelict	Industry	None
nlud	2.02	426368.09	432956.28	432956.28	CABBAGE HILL WORTLEY MOOR ROAD	WORTLEY MOOR ROAD	F Re-developed	Storage and Warehousing	Allocated in Local Plan
nlud	0.58	430563.88	433868.64	433868.64	CAR PARK OFF TEMPLAR STREET	TEMPLAR STREET	F Re-developed	Storage and Warehousing	None
nlud	0.49	430523.59	433804.81	433804.81	CAR PARK OFF EDWARD STREET	EDWARD STREET	E In use - with potential	Car Parks	None
nlud	0.17	430519.03	433757.25	433757.25	TEMPLAR HOUSE AND ADJOINING LAND	LADY LANE	E In use - with potential	Car Parks	None
nlud	9.07	433421.09	432108.16	432108.16	LAND ADJACENT KNOTROP SEWAGE WORKS	PONTEFRACT LANE	B Vacant buildings	Offices	Allocated in Local Plan
nlud	0.77	430255.92	432368.17	432368.17	CITY COUNCIL DEPOT	KIDACRE STREET	C Derelict	Landfill Waste Disposal	Allocated in Local Plan
nlud	2.96	433244.23	432629.42	432629.42	LAND ADJACENT THORNES FARM	HALTON MOOR ROAD	E In use - with potential	Storage and Warehousing	None
nlud	2.19	423087.42	434618.42	434618.42	FORMER SLOAN AND DAVIDSON FOUNDRY	STANNINGLEY ROAD	F Re-developed	Storage and Warehousing	None
nlud	0.73	431514.11	434392.80	434392.80	BECKETT WING ST JAMES UNIVERSITY HOSPITAL	ALMA STREET	E In use - with potential	Institutional Buildings	None
nlud	0.83	431571.08	434456.88	434456.88	CAR PARK OFF ALMA STREET AND BECKETT STREET	ALMA STREET	D In use - allocated / co	Car Parks	Outline Planning Permission
nlud	0.85	425453.98	431729.09	431729.09	MCHUGH SITE ASHFIELD WAY	ASHFIELD WAY	D In use - allocated / co	Storage and Warehousing	Detailed Planning Permission
nlud	0.51	438767.27	429753.90	429753.90	6A AND 7 ASTLEY WAY SWILLINGTON	ASTLEY WAY	A Vacant land	Mineral Workings and Quarries	None
nlud	0.50	438759.01	429640.24	429640.24	1C AND 9B ASTLEY WAY SWILLINGTON	ASTLEY WAY	F Re-developed	Industry	None
nlud	0.63	429427.05	432765.30	432765.30	LAND AT BATH ROAD	BATH ROAD	C Derelict	Residential	Within a zone allocated in the Local Plan
nlud	0.63	429340.72	432638.11	432638.11	LAND AT SWEET STREET WEST	SWEET STREET WEST	C Derelict	Residential	Within a zone allocated in the Local Plan
nlud	0.54	429414.08	432642.95	432642.95	LAND BETWEEN DERWENT PLACE AND SWEET STREET WEST	SWEET STREET WEST	C Derelict	Residential	Within a zone with Draft Allocation
nlud	0.42	431407.50	434945.52	434945.52	HOSPITAL STAFF CAR PARK	GLEDHROW ROAD	E In use - with potential	Car Parks	None
nlud	0.79	426973.30	426859.41	426859.41	FORMER RAILWAY LAND OFF BEACON GROVE AND ELMFIELD ROAD	ELMFIELD ROAD	F Re-developed	Storage and Warehousing	None
nlud	0.48	426098.72	426729.02	426729.02	FORMER BRITANNIA WOODKIRK QUARRY	BRITANNIA ROAD	A Vacant land	Mineral Workings and Quarries	Detailed Planning Permission
nlud	3.26	426143.72	426633.97	426633.97	FORMER BRITANNIA WOODKIRK QUARRY	BRITANNIA ROAD	A Vacant land	Mineral Workings and Quarries	None
nlud	1.46	428537.08	432273.25	432273.25	FORMER TIP	BROWN LANE WEST	C Derelict	Landfill Waste Disposal	None
nlud	2.34	431026.72	432550.48	432550.48	LCC LAND AT CARLISLE ROAD AND SAYNER LANE	CARLISLE ROAD	C Derelict	Industry	Detailed Planning Permission
nlud	1.36	431128.00	432509.48	432509.48	VAW LAND AT CLARENCE ROAD	CLARENCE ROAD	F Re-developed	Storage and Warehousing	None
nlud	2.12	426711.39	433226.52	433226.52	FORMER RAILWAY SIDINGS	CARR CROFTS	C Derelict	Railways	Allocated in Local Plan
nlud	1.01	427292.41	432862.10	432862.10	LAND TO REAR OF INDUSTRIAL UNITS	CHELSEA CLOSE	C Derelict	Industry	Allocated in Local Plan
nlud	0.28	425923.67	438346.69	438346.69	LAND ADJACENT WOODSIDE COURT	CLAYTON WOOD CLOSE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
nlud	3.26	426183.95	426413.77	426413.77	HOWLEY PARK INDUSTRIAL ESTATE	HOWLEY PARK ROAD EAST	A Vacant land	Mineral Workings and Quarries	None
nlud	3.10	435743.56	437458.75	437458.75	VICTORIA INDUSTRIAL PARK OFF COAL ROAD	VICTORIA ROAD	F Re-developed	Industry	Allocated in Local Plan
nlud	1.37	435818.06	437425.90	437425.90	LAND ADJACENT THE COURTYARDS	VICTORIA ROAD	F Re-developed	Industry	None
nlud	0.40	426779.28	433009.16	433009.16	LAND AT CROSS LANE AND TONG ROAD	CROSS LANE	F Re-developed	Industry	None
nlud	2.16	431398.92	432209.67	432209.67	INDUSTRIAL BUILDINGS AT ATKINSON STREET	GOODMAN STREET	C Derelict	Industry	PP subject to further agreement
nlud	0.62	432436.25	431110.54	431110.54	VACANT BRITISH WATERWAYS LAND ADJACENT TO CANAL	THWAITE LANE	A Vacant land	Previously Developed Land which is now Vacant	Allocated in Local Plan
nlud	0.50	432618.47	431084.20	431084.20	VACANT BRITISH WATERWAYS LAND AT THWAITE LANE	THWAITE LANE	A Vacant land	Previously Developed Land which is now Vacant	Allocated in Local Plan
nlud	0.40	429168.38	433394.91	433394.91	MULTI STOREY CAR PARK	WELLINGTON PLACE	F Re-developed	Car Parks	None
nlud	0.82	429186.09	433346.32	433346.32	VACANT LAND TO REAR OF MULTI STOREY CAR PARK AND OFFICES	WELLINGTON PLACE	A Vacant land	Car Parks	Outline Planning Permission
nlud	0.40	429244.44	433393.84	433393.84	OFFICE BUILDING 1	WELLINGTON PLACE	F Re-developed	Car Parks	None
nlud	0.21	429605.83	433342.24	433342.24	SITE OF PROPOSED OFFICE BLOCK	WHITEHALL QUAY	F Re-developed	Offices	None
nlud	0.25	429562.84	433312.45	433312.45	SITE OF PROPOSED HOTEL	WHITEHALL QUAY	F Re-developed	Offices	None
nlud	0.40	429586.68	433285.21	433285.21	RESIDENTIAL DEVELOPMENT BY CROSBY HOMES	WHITEHALL QUAY	F Re-developed	Institutional and Communal Accommodation	None
nlud	1.26	426586.66	433278.55	433278.55	SUNSHINE MILLS OR ANTWERP MILLS	WHINGATE	E In use - with potential	Industry	None
nlud	0.75	426138.41	433571.41	433571.41	WEST LEEDS HIGH SCHOOL	WHINGATE	F Re-developed	Residential	None
nlud	4.81	423475.08	433591.83	433591.83	FORMER HILTON GRANGE SCHOOL FOR THE DEAF	POOL BANK ROAD	F Re-developed	Residential	None
nlud	2.86	427686.25	432712.90	432712.90	LAND AT WORTLEY WEST JUNCTION	OLDFIELD LANE	F Re-developed	Residential	None
nlud	2.00	429053.06	429357.88	429357.88	FORMER COVERED RESERVOIR	GYPSY LANE	F Re-developed	Residential	None
nlud	0.54	440080.44	427213.05	427213.05	FORMER PLANT DEPOT	LOWER MICKLETON	F Re-developed	Residential	None
nlud	4.09	430041.79	427202.14	427202.14	CLEARED HOUSING LAND	THORPE GROVE	F Re-developed	Outdoor Recreation	None
nlud	1.79	430262.02	427810.67	427810.67	CLEARED HOUSING LAND	THORPE GROVE	A Vacant land	Residential	Detailed Planning Permission
nlud	9.91	427250.20	430058.50	430058.50	MANOR HOUSE FARM	OLD ROAD	F Re-developed	Residential	None
nlud	3.61	427422.34	427721.22	427721.22	GILLROYD MILLS	WIDE LANE	F Re-developed	Residential	None
nlud	0.92	426356.25	427180.64	427180.64	FORMER COAL DEPOT	HIGH STREET	F Re-developed	Residential	None
nlud	0.65	425199.80	427316.92	427316.92	VACANT LAND	BRUNTCUFFE ROAD	A Vacant land	Residential	Detailed Planning Permission
nlud	1.36	425010.48	436151.47	436151.47	FORMER ST BENEDICTS SCHOOL	LEEDS AND BRADFORD ROAD	F Re-developed	Residential	None
nlud	2.48	427115.93	432842.79	432842.79	EX THORNHILL SCHOOL	UPPER WORTLEY ROAD	F Re-developed	Residential	Detailed Planning Permission
nlud	2.65	425679.77	434743.69	434743.69	CLEARED HOUSING LAND	COCKSHOTT LANE	A Vacant land	Residential	Allocated in Local Plan
nlud	4.07	423079.95	433254.69	433254.69	FORMER GAS WORKS	HOUGHSDIE ROAD	C Derelict	Utilities	None

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	9.17	427110.97	437166.44	FORMER FILTER BEDS	CHURCHWOOD AVENUE	Residential	F	Re-developed	None
niud	5.61	428186.27	439600.27	FORMER STUDENT ACCOMMODATION	BACK LANE	In use - allocated / co	B	In use - allocated / co	Allocated in Local Plan
niud	1.52	418550.10	441900.53	FORMER YEB DEPOT	SHADWELL LANE	Vacant buildings	D	Vacant buildings	Detailed Planning Permission
niud	9.67	431667.74	439497.05	SHADWELL BOYS SCHOOL	WIGTON LANE	Residential	F	Re-developed	None
niud	1.59	431261.86	440640.56	ALWOODLEY GATES	FIR TREE APPROACH	Residential	F	Re-developed	None
niud	1.42	430245.17	439415.61	FORMER GAS HOLDER STATION	WIGTON LANE	Residential	F	Re-developed	None
niud	0.63	432015.61	440268.78	TO 60	FREELY LANE	In use - allocated / co	D	In use - allocated / co	Detailed Planning Permission
niud	2.11	442601.75	442700.36	AMBULANCE STATION AND FORMER CHILDRENS HOME	GLENS DALE MOUNT	Institutional Buildings	D	In use - allocated / co	Allocated in Local Plan
niud	0.51	431996.07	433163.57	CLEARED HOUSING SITE	STATION ROAD	Vacant land	A	Vacant land	Allocated in Local Plan
niud	14.86	442108.38	427839.72	FORMER COLLIERY	BRIARLANDS LANE	Mineral Workings and Quarries	A	Vacant land	Outline Planning Permission
niud	3.01	441946.59	433993.16	FORMER AIRCRAFT BATTERY	OAK TREE DRIVE	Residential	F	Re-developed	None
niud	2.42	433259.47	435462.61	FORMER OAK TREE SCHOOL	TORRE MOUNT	Vacant land	A	Vacant land	Allocated in Local Plan
niud	0.72	432396.13	434273.00	COUNCIL HOUSING	WYTHYER PARK HILL	Residential	A	Vacant land	None
niud	2.87	425787.94	434921.91	COUNCIL HOUSING	TONGUE LANE	Residential	F	Re-developed	None
niud	5.10	428429.84	438161.50	FORMER MEANWOOD PARK HOSPITAL	TONGUE LANE	Residential	F	Re-developed	None
niud	2.45	428686.89	438329.10	FORMER MEANWOOD PARK HOSPITAL	TONGUE LANE	Residential	F	Re-developed	None
niud	1.33	428905.67	438330.94	FORMER MEANWOOD PARK HOSPITAL	TONGUE LANE	Residential	F	Re-developed	None
niud	2.10	433070.09	435436.20	COUNCIL HOUSING	LOW GIPTON CRESCENT	Residential	A	Vacant land	None
niud	1.22	430210.42	427752.16	COUNCIL HOUSING	NEVILLE ROAD	Residential	A	Vacant land	None
niud	2.64	434363.69	433214.86	COUNCIL HOUSING	THORN CLOSE	Residential	A	Vacant land	None
niud	0.45	432918.41	435223.23	COUNCIL HOUSING	LEA FARM WALK	Residential	F	Re-developed	None
niud	0.64	425738.75	437104.86	COUNCIL HOUSING	BROADLEA ROAD	Residential	F	Re-developed	None
niud	1.82	425369.99	435667.39	COUNCIL HOUSING	JACQUES CLOSE	Residential	F	Re-developed	None
niud	0.42	426854.95	435973.97	HOUSING ASSOCIATION FLATS	BLUE HILL LANE	Residential	F	Re-developed	None
niud	1.50	426209.93	432958.00	FORMER QUARRY	CLARK SPRING RISE	Residential	F	Re-developed	None
niud	0.22	426636.15	429174.58	LAND ADJACENT LANESIDE MILLS	LOFTHOUSE TERRACE	Residential	F	Re-developed	None
niud	0.61	430008.69	434502.85	FORMER HOLY ROSARY SCHOOL	ALLERTON PARK	Residential	F	Re-developed	None
niud	0.97	430916.11	437308.53	WEBTON COURT	UPPER ACCOMMODATION ROAD	Residential	F	Re-developed	None
niud	0.41	431456.13	433291.55	FORMER PUBLIC HOUSE	MAIN STREET	Residential	F	Re-developed	None
niud	0.23	430108.46	428437.21		LEEDS ROAD	Residential	F	Re-developed	None
niud	0.24	439690.73	427245.52	REAR OF 2 MAIN STREET	BRADFORD ROAD	Residential	F	Re-developed	None
niud	5.17	432660.99	426975.90	FORMER COAL DEPOT	OATLAND GREEN	Vacant buildings	B	Vacant buildings	Detailed Planning Permission
niud	0.46	422287.16	428978.34	LAND AT BRADFORD ROAD	LANGWITH AVENUE	Residential	F	Re-developed	None
niud	0.26	430337.51	434829.43	LOVELL PARK SOCIAL CLUB	SWARCLIFFE PARADE	Retailing	A	Vacant land	None
niud	0.19	420075.94	445365.11		BROAD LANE	In use - allocated / co	D	In use - allocated / co	Outline Planning Permission
niud	0.26	438004.32	445760.38	GARAGE	WOOD LANE	Vacant buildings	B	Vacant buildings	Allocated in Local Plan
niud	0.31	436185.11	435652.61	FORMER SHOPS	WAKEFIELD ROAD	Residential	A	Vacant land	Allocated in Local Plan
niud	1.08	425137.92	435436.17	MOUNT CROSS SALVATION ARMY HOSTEL	MAIN STREET	Residential	A	Vacant land	None
niud	7.52	433058.81	428964.50	FORMER ST GEORGES HOSPITAL	WHITEHALL ROAD	Residential	F	Re-developed	None
niud	0.21	424022.89	429493.31		CHAUICER GARDENS	Residential	F	Re-developed	None
niud	0.31	422929.81	428626.27	CLEARED LAND	CARDIGAN ROAD	Residential	F	Re-developed	None
niud	0.49	429245.97	433122.50	FORMER LOCAL AUTHORITY DEPOT	OTLEY ROAD	Residential	F	Re-developed	None
niud	0.37	422697.74	432863.18	FORMER HOUSING	GLEDHOW PARK GROVE	Residential	F	Re-developed	None
niud	0.31	428012.09	435637.05	FORMER AGED PERSONS HOME	TOFTS ROAD	Residential	F	Re-developed	None
niud	2.65	418289.13	442522.72	GREENWOODS CLOTHING WAREHOUSE ETC	CHURCH STREET	Residential	F	Re-developed	None
niud	0.25	431608.98	436549.09	HOUSE AND GROUNDS AT NO 83	FAWCETT LANE	Residential	F	Re-developed	None
niud	0.46	421721.53	433180.83	HOUSE AND GROUNDS	NEW STREET	Residential	F	Re-developed	None
niud	0.67	424087.19	429466.72	CHURCH GROUNDS	CLIFTON ROAD	Residential	F	Re-developed	None
niud	0.50	426608.42	432107.00	HOUSE AND GROUNDS	HANOVER SQUARE	Residential	F	Re-developed	None
niud	0.39	422245.61	432702.19	FACTORY	DUNSTARN LANE	In use - allocated / co	D	In use - allocated / co	Allocated in Local Plan
niud	0.32	436389.70	428846.21	WAREHOUSE	LIDGETT LANE	Residential	F	Re-developed	None
niud	0.22	422439.36	433623.53	FORMER HOUSING	MEYNELL ROAD	Residential	F	Re-developed	None
niud	0.65	429091.70	434083.69	DENISON HALL	WESTGATE	Retailing	D	In use - allocated / co	Detailed Planning Permission
niud	2.20	427846.55	436842.81	THE HEATH	MILL GREEN GARTH	Residential	E	In use - with potential	None
niud	1.00	431508.98	438293.08	MOOR ALLERTON HALL	ASHTREE GROVE	Vacant land	A	Vacant land	None
niud	0.52	436860.70	432899.25	GARDEN LAND	STANKS DRIVE	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.30	440001.59	448341.88	LA LOCANDA RESTAURANT	POTTERNEWTON MOUNT	Vacant buildings	B	Vacant buildings	Detailed Planning Permission
niud	0.30	436018.96	436031.48	SWARCLIFFE PFI HOUSING	POTTERNEWTON MOUNT	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.16	436852.75	436076.88	SWARCLIFFE PFI	SCOTT HALL GROVE	In use - with potential	E	In use - with potential	None
niud	0.26	436944.36	436049.59	SWARCLIFFE PFI	SCOTT HALL WALK	In use - with potential	E	In use - with potential	None
niud	0.21	437145.02	435999.05		ASKET CLOSE	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.21	437145.02	435999.05		STANKS DRIVE	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.93	437024.41	436138.23	63 TO 109 AND 180 TO 312A	POTTERNEWTON MOUNT	Vacant land	A	Vacant land	Detailed Planning Permission
niud	1.17	437044.94	436240.05	63 TO 109 AND 180 TO 312A	POTTERNEWTON MOUNT	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.43	429559.06	436569.13	COUNCIL HOUSING OFF POTTERNEWTON MOUNT	SCOTT HALL GROVE	In use - with potential	E	In use - with potential	None
niud	0.46	429821.09	436500.16	CLEARED COUNCIL HOUSING	SCOTT HALL WALK	In use - with potential	E	In use - with potential	None
niud	2.55	430313.80	436109.33	SCOTT HALL AREAS 5 AND 6	ASKET CLOSE	Vacant land	A	Vacant land	Detailed Planning Permission
niud	0.98	430456.25	435854.38	SCOTT HALL AREA 3					
niud	0.61	434077.83	436688.66	COUNCIL HOUSING					

APPENDIX 1

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
nlud	0.71	433531.67	435032.41	COUNCIL HOUSING	BEECH CLOSE	A Vacant land	Residential	None	
nlud	0.28	433195.77	432976.47	COUNCIL HOUSING	NEVILLE CLOSE	E In use - with potential	Residential	None	
nlud	0.11	433132.22	432926.94	COUNCIL HOUSING	NEVILLE CLOSE	E In use - with potential	Residential	None	
nlud	0.35	433199.08	432848.08	COUNCIL HOUSING	NEVILLE CLOSE	E In use - with potential	Residential	None	
nlud	0.30	431238.88	433302.81	COUNCIL TOWER BLOCK	THE PARADE	E In use - with potential	Residential	None	
nlud	0.78	435170.53	435170.45	CLEARED COUNCIL HOUSING	TARNSIDE DRIVE	A Vacant land	Residential	None	
nlud	0.07	435139.50	435233.25	CLEARED COUNCIL HOUSING	TARNSIDE DRIVE	A Vacant land	Residential	None	
nlud	0.12	435118.08	435094.77	COUNCIL HOUSING	TARNSIDE DRIVE	A Vacant land	Residential	None	
nlud	0.34	435293.42	436306.05	COUNCIL HOUSING	KENTMERE RISE	E In use - with potential	Residential	None	
nlud	0.38	434298.88	436732.17	COUNCIL HOUSING	BOGGART HILL GARDENS	E In use - with potential	Residential	None	
nlud	0.29	428620.20	434702.33	CLEARED COUNCIL HOUSING	BRUNSON COURT	A Vacant land	Residential	Detailed Planning Permission	
nlud	0.28	435197.97	435361.38	COUNCIL HOUSING	MARDALE CRESCENT	E In use - with potential	Residential	None	
nlud	0.73	434560.72	436442.45	COUNCIL HOUSING	KENTMERE APPROACH	E In use - with potential	Residential	None	
nlud	0.34	430465.41	427669.03	CLEARED COUNCIL HOUSING	THORPE ROAD	A Vacant land	Residential	None	
nlud	0.18	430455.59	427593.27	CLEARED COUNCIL HOUSING	THORPE ROAD	A Vacant land	Residential	None	
nlud	0.30	430359.19	427650.05	CLEARED COUNCIL HOUSING	THORPE ROAD	A Vacant land	Residential	None	
nlud	0.32	432603.70	435657.25	COUNCIL HOUSING	EASTERLY MOUNT	E In use - with potential	Residential	None	
nlud	0.24	432645.23	435656.42	COUNCIL HOUSING	EASTERLY MOUNT	E In use - with potential	Residential	None	
nlud	0.52	434224.84	433474.00	EXTON PLACE	HALTON MOOR	E In use - with potential	Residential	None	
nlud	0.48	430267.52	434522.73	COUNCIL HOUSING	CARLTON GATE	E In use - with potential	Residential	None	
nlud	0.57	432942.41	434753.44	CLEARED COUNCIL HOUSING	FAIRFIELD STREET	F Re-developed	Institutional Buildings	None	
nlud	1.27	433908.47	433013.41	FORMER COUNCIL HOUSING	THE DEANE	A Vacant land	Residential	None	
nlud	0.92	431696.21	428771.93	COUNCIL HOUSING	MIDDLETON WAY	F Re-developed	Residential	None	
nlud	0.83	432499.20	428145.88	REAR 61 TO 63	WAKEFIELD ROAD	F Re-developed	Residential	None	
nlud	0.34	426464.03	428262.50	LAND	BANK AVENUE	D In use - allocated / co	Industry	Detailed Planning Permission	
nlud	0.86	424573.98	428740.29	HOUSE AND GROUNDS	GELDFORD ROAD	F Re-developed	Residential	None	
nlud	1.77	425680.67	428120.67	HOTEL AND LEISURE CENTRE	BRUNTCIFFE LANE	E In use - with potential	Retailing	None	
nlud	0.37	424297.17	428860.38	GILDERSOME SPORTS AND SOCIAL CLUB	FINKLE LANE	F Re-developed	Residential	None	
nlud	0.51	422689.19	436125.00	COMMERCIAL PREMISES	LASTINGHAM ROAD	F Re-developed	Residential	None	
nlud	0.36	428185.41	436785.22	5 AND 5A	MONKBRIDGE ROAD	B Vacant buildings	Institutional and Communal Accommodation	None	
nlud	0.34	427112.13	431380.61	STORAGE DEPOT AT ROYDS HALL MOUNT	ROYDS LANE	B Vacant buildings	Storage and Warehousing	Outline Planning Permission	
nlud	0.28	430392.05	433800.11	97 TO 109	VICAR LANE	F Re-developed	Institutional and Communal Accommodation	None	
nlud	0.08	429187.06	433574.12		PARK PLACE	F Re-developed	Offices	None	
nlud	0.25	429688.27	433518.58	48 TO 50	WELLINGTON STREET	F Re-developed	Offices	None	
nlud	0.18	429472.72	433482.27	78	MOORLAND ROAD	F Re-developed	Residential	None	
nlud	0.32	422342.80	428745.23	FORMER ENGINEERING WORKS AT MOORLAND MILLS	AMBERLEY ROAD	A Vacant land	Previously Developed Land which is now Vaca	Detailed Planning Permission	
nlud	1.14	427346.95	432993.80	DEVELOPMENT SITE AT AMBERLEY ROAD AND TONG ROAD	UPPERMOOR	C Derelict	Industry	None	
nlud	0.48	421293.83	433106.83	UPPERMOOR WORKS					
nlud	0.19	420785.02	439817.77						
nlud	0.12	436135.56	434527.27						
nlud	0.18	426151.17	442483.89						
nlud	0.93	428563.77	433810.03	FORMER SCIENTIFIC GAMES FACTORY	KIRKSTALL ROAD	B Vacant buildings	Industry	PP subject to further agreement	
nlud	0.63	428187.68	430245.69	FORMER CRAVEN CALVERT WORKS	MILLSHAW	F Re-developed	Offices	None	
nlud	3.44	442480.69	427694.29	FORMER COLLIERY YARD AND STATION	STATION ROAD	A Vacant land	Mineral Workings and Quarries	Outline Planning Permission	
nlud	28.67	441728.22	434297.97	LAND ADJACENT A642 AND M1	ABERFORD ROAD	A Vacant land	Mineral Workings and Quarries	Allocated in Local Plan	
nlud	3.10	423200.50	441496.80	FORMER SPRINGFIELD SCHOOL	YEADON MOOR ROAD	F Re-developed	Offices	None	
nlud	1.55	420617.91	440557.52	CITY COUNCIL DEPOT	GREEN LANE	D In use - allocated / co	Storage and Warehousing	Allocated in Local Plan	
nlud	0.75	420598.16	440463.95	OFF GREEN LANE YEADON	GREEN LANE	A Vacant land	Previously Developed Land which is now Vaca	Detailed Planning Permission	
nlud	1.50	420165.46	445045.45	CATTLE MARKET	LEEDS ROAD	D In use - allocated / co	Retailing	Allocated in Local Plan	
nlud	1.01	431576.91	427007.09	THORPE HALL	MIDDLETON LANE	B Vacant buildings	Residential	Allocated in Local Plan	
nlud	0.21	434462.33	428035.95		ELMWOOD LANE	D In use - allocated / co	Car Parks	Within a zone allocated in the Local	
nlud	0.72	430303.11	434236.81	CAR PARK NORTH OFF ELMWOOD LANE	ELMWOOD LANE	D In use - allocated / co	Car Parks	Within a zone allocated in the Local	
nlud	0.47	430272.38	434190.38	CAR PARK SOUTH OFF ELMWOOD LANE	ELMWOOD LANE	D In use - allocated / co	Car Parks	Within a zone allocated in the Local	
nlud	1.27	431330.28	433490.95	CONCRETE BATCHING PLANT OFF SHANNON STREET	SHANNON STREET	D In use - allocated / co	Storage and Warehousing	Within a zone allocated in the Local	
nlud	1.87	431161.42	433531.72	FORMER RAILWAY YARD OFF MARSH LANE AND SHANNON STREET	MARSH LANE	A Vacant land	Railways	Detailed Planning Permission	
nlud	4.67	431458.86	431961.99	FORMER OIL TERMINALS	YARN STREET	A Vacant land	Storage and Warehousing	Detailed Planning Permission	
nlud	0.74	421450.41	434362.47	WOODNOOK FARM BRADFORD ROAD	BRADFORD ROAD	F Re-developed	Industry	None	
nlud	0.70	430373.17	434402.83	ELMWOOD LANE AND HOWARTH PLACE	ELMWOOD LANE	F Re-developed	Residential	None	
nlud	0.71	429815.63	432482.41	FORMER WAREHOUSE SITE	SWEET STREET	A Vacant land	Storage and Warehousing	Within a zone allocated in the Local	
nlud	0.46	440898.20	433432.48	LAND ADJACENT TO STATION CAR PARK	STATION ROAD	F Re-developed	Car Parks	None	
nlud	0.67	441035.73	433333.67	LAND ADJACENT NEW STATION CAR PARK EXTENSION	STATION ROAD	C Derelict	Railways	None	
nlud	1.01	428209.66	430390.16	FORMER BEESTON STATION MILLSHAW	MILLSHAW	A Vacant land	Railways	None	
nlud	0.61	428366.24	433708.78	LAND ADJACENT ALBION PARK INDUSTRIAL ESTATE	ALBION WAY	F Re-developed	Industry	None	
nlud	0.69	428440.00	433664.14	LAND ADJACENT ALBION PARK INDUSTRIAL ESTATE	ALBION WAY	F Re-developed	Industry	None	
nlud	0.33	430457.83	434060.61	NORTH STREET BACK BRUNSWICK STREET	BACK BRUNSWICK STREET	F Re-developed	Residential	None	
nlud	1.95	423369.16	434918.61	WESTFIELD MILL	BROAD LANE	E In use - with potential	Industry	None	
nlud	0.74	424010.20	434821.39	FORMER INDUSTRIAL SITE BROADGATE LANE	BRADTCIFFE LANE	F Re-developed	Institutional and Communal Accommodation	Allocated in Local Plan	
nlud	1.24	425453.86	428001.91	CAR AUCTION SITE	BRADTCIFFE LANE	D In use - allocated / co	Retailing	Allocated in Local Plan	
nlud	1.12	430286.83	435443.61	BUSLINGTHORPE LANE	BUSLINGTHORPE LANE	C Derelict	Industry	None	

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.78	429671.70	432984.44	432984.44	GRANARY WHARF WATER LANE	CANAL WHARF	F Re-developed	Offices	None
niud	0.89	429762.70	433100.78	433100.78	GRANARY WHARF CANAL WHARF	CANAL WHARF	A Vacant land	Car Parks	Detailed Planning Permission
niud	13.08	425498.58	438330.04	438330.04	FORMER WOODSIDE QUARRIES WEST PARK	CLAYTON WOOD ROAD	C Derelict	Mineral Workings and Quarries	Allocated in Local Plan
niud	1.43	425642.89	438045.31	438045.31	GILCHRISTS BUILDING	RING ROAD	D In use - allocated / co	Industry	With Draft Allocation
niud	0.12	431593.27	432565.13	432565.13					
niud	0.61	430090.70	432480.78	432480.78	FORMER GAS DEPOT	DEWSBURY ROAD	C Derelict	Utilities	Outline Planning Permission
niud	2.38	430193.80	432465.84	432465.84	POTTERY FIELDS HOUSE	KIDACRE STREET	B Vacant buildings	Educational Buildings	Outline Planning Permission
niud	0.52	431378.38	432775.77	432775.77	SITE OF FORMER COLLEGE ANNEXE	EAST STREET	A Vacant land	Utilities	None
niud	2.21	431349.58	432617.37	432617.37	DEVELOPMENT LAND AT LOW FOLD HAMMOND STREET	HAMMOND STREET	C Derelict	Industry	PP subject to further agreement
niud	0.23	431414.73	432469.67	432469.67					
niud	0.49	430813.56	433173.80	433173.80	CAR PARK SITE	EAST STREET	F Re-developed	Residential	None
niud	7.68	431427.94	425847.37	425847.37	FORMER ARDSLEY SIDINGS SOUTH	FALL LANE	C Derelict	Railways	Outline Planning Permission
niud	0.67	427763.90	431280.90	431280.90	HOTEL AT CITY WEST OFFICE PARK	THE BOULEVARD	F Re-developed	Institutional and Communal Accommodation	None
niud	1.19	431852.89	431625.89	431625.89	VACANT LAND AT OLD MILL BUSINESS PARK	GIBALTAR ISLAND ROAD	A Vacant land	Industry	Allocated in Local Plan
niud	0.35	427536.20	437003.30	437003.30	OTLEY ROAD HOLLIN ROAD	HOLLIN ROAD	F Re-developed	Residential	None
niud	0.51	422898.73	434167.58	434167.58	LAND TO REAR OF SILVER COURT	INTERCITY WAY	F Re-developed	Industry	None
niud	1.00	430418.53	432099.53	432099.53	FORMER RAILWAY LINE	JACK LANE	C Derelict	Railways	None
niud	1.47	426444.55	431474.28	431474.28	FORMER MINERAL RAILWAY	KIRKDALE CRESCENT	C Derelict	Railways	Detailed Planning Permission
niud	0.60	430354.00	430744.48	430744.48	LAND TO REAR OF JOHN KING WORKS	LENTON DRIVE	C Derelict	Industry	None
niud	2.63	440616.36	433706.80	433706.80	OFF LOTHERTON WAY GARFORTH	LOTHERTON WAY	F Re-developed	Residential	None
niud	1.44	430121.67	430108.57	430108.57	MIDDLETON GROVE PH 2	MIDDLETON GROVE	F Re-developed	Storage and Warehousing	None
niud	0.38	429997.66	433142.23	433142.23	LAND AT NEVILLE STREET AND SOVEREIGN STREET	NEVILLE STREET	F Re-developed	Offices	None
niud	0.63	432637.53	432721.42	432721.42	NEWMARKET APPROACH SITE 3	NEWMARKET APPROACH	F Re-developed	Industry	None
niud	9.16	432840.75	432589.48	432589.48	FORMER WHOLESAL MARKETS	NEWMARKET LANE	C Derelict	Storage and Warehousing	Allocated in Local Plan
niud	2.88	427055.33	431224.26	431224.26	FORMER ROYDS LANE LOCOMOTIVE SHEDS	ROYDS LANE	C Derelict	Railways	Outline Planning Permission
niud	0.99	429517.39	435159.50	435159.50	ST MARKS CHURCH	ST MARKS ROAD	D In use - allocated / co	Religious Buildings	None
niud	0.87	429234.59	432865.53	432865.53	RAILWAY TRIANGLE OFF WATER LANE	WATER LANE	E In use - with potential	Railways	None
niud	4.78	426111.59	431673.80	431673.80	FORMER WORKINGS AND TIPPED LAND	WHITEHALL ROAD	C Derelict	Landfill Waste Disposal	Outline Planning Permission
niud	1.24	425938.09	431636.27	431636.27	EXPANSION LAND ADJACENT LETTERSHOP WORKS	WHITEHALL ROAD	F Re-developed	Industry	None
niud	0.22	431767.30	431601.50	431601.50	PLOT 3B OLD MILL BUSINESS PARK	GIBALTAR ISLAND ROAD	F Re-developed	Storage and Warehousing	None
niud	0.20	431631.48	431694.30	431694.30	PLOT 6B OLD MILL BUSINESS PARK	GIBALTAR ISLAND ROAD	F Re-developed	Storage and Warehousing	None
niud	2.08	428148.27	431278.56	431278.56	FORMER LUFU TRAINING GROUND	ELLAND ROAD	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	2.81	428175.25	431443.78	431443.78	SITE OF WAREHOUSES ADJOINING ELLAND ROAD STADIUM	LOWFIELDS ROAD	B Vacant buildings	Car Parks	Allocated in Local Plan
niud	1.09	428421.05	431523.39	431523.39	MATCH DAY BUS PARKING AREA	LOWFIELDS ROAD	D In use - allocated / co	Roads	Allocated in Local Plan
niud	0.52	428416.90	431483.25	431483.25	INDUSTRIAL BUILDINGS OPPOSITE EAST STAND OF STADIUM	LOWFIELDS ROAD	D In use - allocated / co	Storage and Warehousing	Allocated in Local Plan
niud	0.62	428471.88	431451.91	431451.91	DEVELOPMENT LAND OFF STADIUM WAY	LOWFIELDS ROAD	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.63	428533.50	431319.72	431319.72	LAND BETWEEN WESLEY STREET AND HOXTON MOUNT	WESLEY STREET	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	1.09	428448.12	431210.69	431210.69	VACANT LAND EAST OF OLD PEACOCK PUBLIC HOUSE	ELLAND ROAD	D In use - allocated / co	Car Parks	Allocated in Local Plan
niud	0.45	427599.84	425850.95	425850.95	FORMER RAILWAY LAND OFF WOODKIRK GROVE	WOODKIRK GROVE	C Derelict	Railways	None
niud	0.10	429961.75	433418.72	433418.72	ROYAL EXCHANGE HOUSE	BOAR LANE	F Re-developed	Institutional and Communal Accommodation	None
niud	0.84	430506.23	433634.64	433634.64	CAR PARK	GEORGE STREET	D In use - allocated / co	Car Parks	PP subject to further agreement
niud	0.43	434653.14	429214.25	429214.25	FORMER GARAGE	LEEDS ROAD	F Re-developed	Residential	None
niud	0.50	424790.47	434620.65	434620.65	FORMER FURNITURE FACTORY	ASHBY VIEW	F Re-developed	Residential	None
niud	0.58	437081.45	433995.89	433995.89	WAREHOUSE	AUSTHORPE LANE	B Vacant buildings	Storage and Warehousing	Outline Planning Permission
niud	0.32	422428.25	428267.81	428267.81	HOUSE AND GROUNDS	MOORSIDE ROAD	D In use - allocated / co	Residential	Detailed Planning Permission
niud	0.22	430958.31	436140.36	436140.36	194	CHAPELTOWN ROAD	A Vacant land	Institutional Buildings	PP subject to further agreement
niud	0.66	426541.50	428184.42	428184.42	FORMER PERSEVERANCE MILL	STATION ROAD	F Re-developed	Residential	None
niud	0.25	426856.87	435784.12	435784.12	FORMER GLASS CUTTING ESTABLISHMENT	SAYERS CLOSE	B Vacant buildings	Retailing	Detailed Planning Permission
niud	0.53	429848.29	435116.22	435116.22	LEODIS WORKS	SERVIA HILL	F Re-developed	Residential	None
niud	1.03	422271.19	435565.00	435565.00	BANK BOTTOM MILLS	SPRINGBANK ROAD	D In use - allocated / co	Industry	Outline Planning Permission
niud	0.23	430369.00	433342.03	433342.03					
niud	1.53	429003.76	433294.41	433294.41	BUSINESS AND INDUSTRIAL UNITS	ST PETERS SQUARE	F Re-developed	Car Parks	None
niud	0.22	429475.59	434034.20	434034.20		GOITTS ROAD	F Re-developed	Residential	None
niud	2.04	429389.33	433214.95	433214.95	RIVERSIDE CAR PARK OFF WHITEHALL ROAD	WHITEHALL ROAD	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.17	430317.13	433760.61	433760.61					
niud	0.13	430705.14	434208.17	434208.17	FACTORIES AND WAREHOUSES	CONCORD STREET	A Vacant land	Industry	Detailed Planning Permission
niud	0.19	430712.16	434230.33	434230.33	FACTORIES AND WAREHOUSES	CONCORD STREET	A Vacant land	Industry	Detailed Planning Permission
niud	0.32	429534.55	432871.50	432871.50	DEPOTS ETC	MARSHALL STREET	F Re-developed	Residential	None
niud	0.11	429955.03	433621.78	433621.78					
niud	0.53	435418.19	436201.42	436201.42	SHELTERED HOUSING	BAILEYS COURT	F Re-developed	Residential	None
niud	0.34	430331.56	433151.89	433151.89	BWB OFFICES	BRIDGE END	F Re-developed	Residential	None
niud	0.54	432074.34	435370.17	435370.17	TRADEX WAREHOUSE	CONWAY ROAD	D In use - allocated / co	Storage and Warehousing	Outline Planning Permission
niud	0.89	426290.59	428345.58	428345.58	PROSPECT MILLS	VICTORIA ROAD	E In use - with potential	Industry	None
niud	0.68	440390.11	433656.45	433656.45	INDUSTRIAL UNITS	BARWICK ROAD	E In use - with potential	Industry	None
niud	0.30	440495.00	448158.64	448158.64	THE CATTLE MARKET	HALLFIELD LANE	B Vacant buildings	Retailing	PP subject to further agreement
niud	26.54	444841.16	446828.30	446828.30	VACANT UNITS	THORP ARCH TRADING ESTATE	B Vacant buildings	Industry	None
niud	0.72	446275.13	446781.44	446781.44	VACANT UNITS AT AVENUE C EAST	THORP ARCH TRADING ESTATE	B Vacant buildings	Industry	None
niud	2.49	445635.31	446408.45	446408.45	VACANT UNITS	THORP ARCH TRADING ESTATE	B Vacant buildings	Industry	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
nlud	20.27	445166.20	446369.80	446369.80	VACANT UNITS	THORP ARCH TRADING ESTATE	B Vacant buildings	Industry	None
nlud	8.16	444921.61	446043.66	446043.66	VACANT UNITS	THORP ARCH TRADING ESTATE	B Vacant buildings	Industry	None
nlud	0.78	418268.50	442378.27	442378.27	WHITE CROSS WORKS	OTLEY ROAD	F Re-developed	Industry	None
nlud	2.12	420700.48	441520.11	441520.11	BANKSFIELD DYEWORKS	OTLEY LANE	B Vacant buildings	Industry	Detailed Planning Permission
nlud	20.18	422546.61	442233.75	442233.75	YEADON AIRPORT DEPOT	HARROGATE ROAD	B Vacant buildings	Storage and Warehousing	None
nlud	0.35	420295.42	441067.25	441067.25	KIRKFIELDS INDUSTRIAL ESTATE	KIRK LANE	F Re-developed	Industry	None
nlud	1.72	421947.35	437458.04	437458.04	CLARANT SITE	CALVERLEY LANE	B Vacant buildings	Storage and Warehousing	None
nlud	0.25	423171.63	437553.33	437553.33	FORMER TOLFINA FILLING STATION	NEW ROAD SIDE	A Vacant land	Retailing	Detailed Planning Permission
nlud	1.73	425706.64	438116.33	438116.33	WIRA BUSINESS PARK	RING ROAD	B Vacant buildings	Offices	None
nlud	4.32	427076.50	439051.13	439051.13	GOVERNMENT BUILDINGS	OTLEY ROAD	B Vacant buildings	Institutional Buildings	None
nlud	0.36	436038.00	434863.83	434863.83	FORMER QUESTWORLD STORE	CROSS GATES ROAD	F Re-developed	Retailing	None
nlud	0.21	435704.01	436206.00	436206.00					
nlud	0.30	424238.91	434428.73	434428.73	471	STANNINGLEY ROAD	F Re-developed	Offices	None
nlud	0.81	424953.00	434349.03	434349.03	377	STANNINGLEY ROAD	A Vacant land	Storage and Warehousing	Outline Planning Permission
nlud	3.06	425741.50	433007.95	433007.95	SILVER ROYD BUSINESS PARK	SILVER ROYD HILL	F Re-developed	Storage and Warehousing	None
nlud	1.37	426840.89	433272.34	433272.34	PENNINE INDUSTRIAL ESTATE	MODDER PLACE	B Vacant buildings	Industry	None
nlud	0.14	429990.67	433207.30	433207.30	ARCHES 99 TO 103	NEVILLE STREET	F Re-developed	Offices	None
nlud	0.37	428691.75	432474.28	432474.28	BARKSTON HOUSE	CROYDON STREET	B Vacant buildings	Industry	None
nlud	1.86	428968.11	430070.20	430070.20	432	DEWSBURY ROAD	B Vacant buildings	Industry	None
nlud	0.84	431086.36	428175.52	428175.52	FORMER S R GENT FACTORY	RING ROAD	F Re-developed	Storage and Warehousing	None
nlud	0.25	430815.63	431138.83	431138.83	UNITS 6 AND 7 TULIP RETAIL PARK	TULIP STREET	F Re-developed	Retailing	None
nlud	2.00	431658.17	432239.28	432239.28	FORMER OIL STORAGE DEPOT	BRIDGEWATER ROAD	B Vacant buildings	Storage and Warehousing	None
nlud	1.31	433953.77	433204.59	433204.59	CLEARED HOUSING LAND	CARTMELL DRIVE	A Vacant land	Residential	None
nlud	0.06	422416.49	434737.00	434737.00					
nlud	2.69	421681.94	435373.08	435373.08	SUNNYBANK MILLS	TOWN STREET	B Vacant buildings	Industry	None
nlud	1.29	422422.81	435373.59	435373.59	CAPE MILLS	COAL HILL LANE	B Vacant buildings	Industry	None
nlud	1.96	422318.89	435434.97	435434.97	BROOM MILLS	COAL HILL LANE	B Vacant buildings	Industry	None
nlud	2.12	422137.00	435715.70	435715.70	SPRINGFIELD COMMERCIAL CENTRE	BAGLEY LANE	B Vacant buildings	Industry	None
nlud	0.55	426883.42	426862.13	426862.13	FORMER JOSEPH PRIESTLEY COLLEGE	BRIDGE STREET	A Vacant land	Educational Buildings	Detailed Planning Permission
nlud	0.18	439666.17	433815.98	433815.98					
nlud	0.17	430987.97	435944.45	435944.45					
nlud	0.15	431649.86	433957.78	433957.78	TORRE HOUSE	TORRE ROAD	F Re-developed	Storage and Warehousing	None
nlud	0.31	421583.51	441013.60	441013.60	FORMER ELRAM INTERNATIONAL WORKS	MOORFIELD ROAD	F Re-developed	Industry	None
nlud	0.23	420571.55	445694.88	445694.88					
nlud	0.16	421036.92	433196.83	433196.83					
nlud	0.18	429282.50	433851.88	433851.88	CONCORD HOUSE	HANOVER LANE	F Re-developed	Educational Buildings	None
nlud	0.11	427984.91	436112.77	436112.77	8	OTLEY ROAD	F Re-developed	Retailing	None
nlud	0.01	427923.95	435878.08	435878.08	HARTWELLS LTD	ROSEVILLE ROAD	F Re-developed	Retailing	None
nlud	0.05	429031.75	435463.63	435463.63					
nlud	0.07	430904.59	434441.40	434441.40					
nlud	0.73	430353.28	435319.09	435319.09	VACANT UNITS AT SHEEPSGAR WORKS	SHEEPSGAR STREET NORTH	B Vacant buildings	Industry	None
nlud	0.48	430389.86	435284.21	435284.21	VACANT UNITS AT BUSLINGTHORPE MILLS	JACKSON ROAD	F Re-developed	Industry	None
nlud	0.08	430548.69	437036.75	437036.75	FORMER CHAPELTOWN POLICE STATION	TOWN STREET	F Re-developed	Residential	None
nlud	0.08	432121.08	435643.48	435643.48	VACANT WAREHOUSE	HOVINGHAM AVENUE	F Re-developed	Storage and Warehousing	None
nlud	0.64	431638.34	432118.89	432118.89	VACANT LAND	BRIDGEWATER ROAD	A Vacant land	Storage and Warehousing	None
nlud	0.13	432732.73	433936.04	433936.04	401	YORK ROAD	F Re-developed	Retailing	None
nlud	0.93	432353.78	433901.84	433901.84	EAGLE INDUSTRIAL ESTATE	TORRE ROAD	B Vacant buildings	Industry	None
nlud	0.19	430900.80	434053.00	434053.00					
nlud	0.32	426129.11	427561.17	427561.17	FORMER HIGHWAYS DEPOT	CORPORATION STREET	C Derelict	Utilities	None
nlud	0.85	428659.97	433279.77	433279.77	FORMER REG VARDY MOTOR DEALERSHIP	ARMLEY ROAD	A Vacant land	Retailing	None
nlud	0.37	433448.08	434233.86	434233.86	FORMER POLICE COMPOUND	BRANDER DRIVE	F Re-developed	Storage and Warehousing	None
nlud	0.40	426214.17	435545.31	435545.31	VACANT PUBLIC HOUSE AND CLUB	BRIDGE ROAD	F Re-developed	Retailing	None
nlud	0.82	422752.12	433169.23	433169.23	LAND AT CRAWSHAW SCHOOL	SYCAMORE CHASE	F Re-developed	Residential	None
nlud	0.91	435797.16	435702.53	435702.53	FORMER COUNCIL DEPOT	YORK ROAD	B Vacant buildings	Storage and Warehousing	None
nlud	0.40	429702.78	427764.97	427764.97	FORMER METHODIST MISSION CHURCH	MIDDLETON PARK GROVE	A Vacant land	Religious Buildings	None
nlud	0.78	422655.97	433622.56	433622.56	FORMER RAILWAY LAND	LOTTOWN	A Vacant land	Railways	None
nlud	1.44	430414.39	438716.83	438716.83	BRACKENHURST AGED PERSONS HOME	SCOTT HALL ROAD	A Vacant land	Institutional and Communal Accommodation	Detailed Planning Permission
nlud	0.51	429640.38	431757.45	431757.45	SHAFTESBURY HOUSE	BEESTON ROAD	B Vacant buildings	Institutional and Communal Accommodation	None
nlud	0.50	436839.17	435636.83	435636.83	CLEARED SITE AT SWARCLIFFE GREEN AND BARWICK ROAD	BARWICK ROAD	F Re-developed	Residential	None
nlud	0.55	428477.69	430634.95	430634.95	PARKLEES AGED PERSONS HOME	SAINT ANTHONY'S ROAD	B Vacant buildings	Institutional and Communal Accommodation	None
nlud	1.71	427081.88	433736.50	433736.50	FORMER HOPES HOUSING	STANNINGLEY ROAD	F Re-developed	Institutional and Communal Accommodation	None
nlud	1.10	426874.08	432768.66	432768.66	UPPER WORTLEY PRIMARY SCHOOL	ASHLEY ROAD	B Vacant buildings	Educational Buildings	None
nlud	1.00	442638.20	444222.87	444222.87	NORTHWAYS SCHOOL	BRAMHAM ROAD	B Vacant buildings	Educational Buildings	None
nlud	0.61	441812.36	427957.75	427957.75					
nlud	0.12	430768.42	434462.36	434462.36					
nlud	1.27	423499.52	429909.89	429909.89	VALLEY MILLS	WHITEHALL ROAD	B Vacant buildings	Industry	None
nlud	0.95	424906.38	438396.80	438396.80	WOODSIDE WORKS	LOW LANE	B Vacant buildings	Industry	None
nlud	2.45	426209.74	435471.27	435471.27	FORMER FACTORY	BRIDGE ROAD	F Re-developed	Retailing	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	10.20	434449.56	434769.31	434769.31	FORMER KILLINGBECK HOSPITAL	YORK ROAD	A Vacant land	Institutional Buildings	Allocated in Local Plan
niud	4.03	434252.95	434599.55	434599.55	FORMER KILLINGBECK HOSPITAL	YORK ROAD	A Vacant land	Institutional Buildings	Within a zone allocated in the Local Plan
niud	0.34	431361.01	434633.83	434633.83	54	DOLLY LANE	B Vacant buildings	Retailing	None
niud	0.20	431615.69	431740.42	431740.42	VACANT PLOT AT OLD MILL BUSINESS PARK	BOWCLIFFE ROAD	F Re-developed	Offices	None
niud	3.23	436943.50	438421.46	438421.46	BRAMLEY GRANGE	THORNER LANE	F Re-developed	Offices	None
niud	1.06	428070.76	434099.75	434099.75	LEEDS CITY COUNCIL DEPOT	KIRKSTALL ROAD	B Vacant buildings	Utilities	Detailed Planning Permission
niud	0.37	435490.83	436339.61	436339.61	FORMER GALA SOCIAL CLUB	SEAGROFF CRESCENT	A Vacant land	Indoor Recreation	None
niud	0.50	433870.42	437644.49	437644.49	ELMETE HALL	ELMETE LANE	B Vacant buildings	Institutional Buildings	None
niud	0.14	430522.14	436840.00	436840.00					
niud	0.38	425043.94	437689.16	437689.16	FORMER NUFFIELD HOSPITAL	OUTWOOD LANE	D In use - allocated / oo	Institutional Buildings	Detailed Planning Permission
niud	0.85	421982.56	42801.23	42801.23	FORMER EGG PACKING DEPOT	WHITEHALL ROAD	F Re-developed	Residential	None
niud	0.50	428989.47	432943.57	432943.57	LAND ADJACENT PRINTING WORKS12	WHITEHALL ROAD	D In use - allocated / oo	Car Parks	Detailed Planning Permission
niud	0.11	430950.03	434130.06	434130.06					
niud	0.46	431036.91	436665.84	436665.84	THE MANSION	MANSION GATE LANE	B Vacant buildings	Institutional Buildings	Outline Planning Permission
niud	0.35	431029.89	436718.56	436718.56	FORMER STABLES AND WORKSHOPS	GLEADOW PARK DRIVE	C Derelict	Institutional Buildings	Detailed Planning Permission
niud	1.44	430973.28	434560.67	434560.67	VACANT CAR DEALERSHIP	ROSEVILLE ROAD	E In use - with potential	Retailing	None
niud	0.22	431015.88	433786.44	433786.44					
niud	0.84	422051.66	428545.66	428545.66	DRAKES MILL	MOOR TOP	D In use - allocated / oo	Industry	PP subject to further agreement
niud	0.11	429764.78	433388.00	433388.00					
niud	0.15	421489.14	434379.75	434379.75					
niud	0.32	427672.05	431502.39	431502.39	FORMER PETROL FILLING STATION	GELDERD ROAD	A Vacant land	Retailing	Detailed Planning Permission
niud	0.71	424034.12	434318.52	434318.52	VACANT SITE ADJACENT SAFEWAY SUPERSTORE	SWINNOW ROAD	A Vacant land	Industry	Detailed Planning Permission
niud	1.05	431137.95	432222.22	432222.22	CLEARED SITE ADJACENT DATA CENTRE	DONISTHORPE STREET	A Vacant land	Storage and Warehousing	None
niud	0.47	425409.16	428123.25	428123.25	VACANT LAND AT EPSOM COURT	BRUNTCULFIE AVENUE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
niud	0.98	432132.19	430646.25	430646.25	CAR PARK AT COOPER CAMERON LTD	QUEEN STREET	D In use - allocated / oo	Car Parks	Outline Planning Permission
niud	0.73	432058.81	430634.62	430634.62	VACANT LAND ADJACENT CAR PARK	QUEEN STREET	A Vacant land	Railways	Outline Planning Permission
niud	0.19	429554.86	432170.34	432170.34					
niud	0.25	426535.69	428332.95	428332.95	18	CHURCH STREET	D In use - allocated / oo	Storage and Warehousing	Detailed Planning Permission
niud	0.05	431131.67	434974.28	434974.28					
niud	0.61	424981.61	427146.41	427146.41	CLEARED SITE ADJACENT CRAMSCENE DEPOT	SCOTT LANE	F Re-developed	Industry	None
niud	0.19	432451.64	430657.47	430657.47	SOUTHGATE HOUSE	PONTEFRACT ROAD	F Re-developed	Industry	None
niud	0.21	432712.70	432715.14	432715.14					
niud	0.27	432311.05	434784.23	434784.23	FORMER COMPTON ARMS PUBLIC HOUSE	COMPTON ROAD	B Vacant buildings	Retailing	None
niud	0.33	430025.39	430719.52	430719.52	VACANT FACTORY	PARKSIDE LANE	F Re-developed	Industry	None
niud	1.50	425771.18	433558.91	433558.91	FORMER GREENHILL NURSERIES	HILL END ROAD	D In use - allocated / oo	Storage and Warehousing	Outline Planning Permission
niud	1.01	430766.97	434068.95	434068.95	9	REGENT STREET	F Re-developed	Retailing	None
niud	0.38	441338.13	433708.39	433708.39	VACANT LAND ADJACENT ROBERTS CONSTRUCTION LTD	GREEN LANE	A Vacant land	Industry	Detailed Planning Permission
niud	0.41	429477.39	432758.42	432758.42	LAND ADJACENT MARSHALL MILL	MARSHALL STREET	D In use - allocated / oo	Car Parks	Detailed Planning Permission
niud	1.12	426842.11	432677.97	432677.97	41 TO 45	STANNINGLEY ROAD	C Derelict	Industry	Detailed Planning Permission
niud	0.70	427008.89	433679.14	433679.14	WINKER GREEN MILLS	STANNINGLEY ROAD	D In use - with potential	Industry	None
niud	0.42	423012.53	433500.45	433500.45	71	HOUGH SIDE ROAD	A Vacant land	Offices	PP subject to further agreement
niud	2.26	429769.70	430059.30	430059.30	VACANT LAND OFF MILLENIUM WAY	WESTLAND ROAD	A Vacant land	Industry	Detailed Planning Permission
niud	0.86	425702.25	435730.84	435730.84	40	LEEDS AND BRADFORD ROAD	B Vacant buildings	Residential	Within a zone allocated in the Local Plan
niud	0.53	431009.93	436023.05	436023.05	CLEARED SITE ADJACENT TELEPHONE EXCHANGE	NEWTON ROAD	A Vacant land	Offices	Detailed Planning Permission
niud	0.10	429161.80	433548.92	433548.92					
niud	1.06	430736.64	432851.70	432851.70	VACANT LAND BETWEEN CHADWICK STREET AND BLACK BULL STREET	CHADWICK STREET	C Derelict	Storage and Warehousing	None
niud	0.37	430922.00	432630.61	432630.61	VACANT WAREHOUSE UNIT	CARLISLE ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.18	431244.77	431825.92	431825.92					
niud	0.47	431613.02	431486.78	431486.78	FORMER CAR SALES SITE	LOW ROAD	A Vacant land	Retailing	None
niud	0.93	430934.97	432385.58	432385.58	VACANT LAND BETWEEN SAYNER LANE AND HUNSLET ROAD	HUNSLET ROAD	A Vacant land	Storage and Warehousing	None
niud	0.18	430516.69	432812.41	432812.41					
niud	0.32	424867.83	428891.63	428891.63	SITE OF DEANHURST INDUSTRIAL ESTATE	GELDERD ROAD	F Re-developed	Offices	None
niud	0.24	421377.34	434467.12	434467.12					
niud	0.67	422061.45	437611.60	437611.60	VACANT LAND AND PREMISES AT 46	LOW HALL ROAD	B Vacant buildings	Storage and Warehousing	Detailed Planning Permission
niud	0.11	431345.58	432418.22	432418.22					
niud	0.50	430779.28	432705.86	432705.86	FORMER MALTHOUSE AND MILL	CHADWICK STREET	F Re-developed	Offices	None
niud	0.75	426700.02	433139.53	433139.53	280	TONG ROAD	E In use - with potential	Industry	None
niud	2.37	422066.14	436231.61	436231.61	OILGEAR TOWLER WORKS	OAKLANDS ROAD	E In use - with potential	Industry	None
niud	0.18	426956.59	435712.14	435712.14					
niud	0.46	445137.89	446937.56	446937.56	LAND ADJACENT ROFTA HOUSE	RUDGATE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
niud	0.25	429586.83	425800.25	425800.25	FORMER COUNCIL DEPOT	BRADFORD ROAD	C Derelict	Utilities	None
niud	0.17	436264.70	434304.27	434304.27	FORMER PETROL FILLING STATION	STATION ROAD	A Vacant land	Retailing	None
niud	0.22	426542.53	436335.64	436335.64	LAND ADJACENT NO 67	QUEENSWOOD ROAD	F Re-developed	Residential	None
niud	0.61	434265.25	436351.22	436351.22	SITE OF 149 TO 183	KENTMERE APPROACH	F Re-developed	Institutional and Communal Accommodation	None
niud	0.34	434299.85	436303.62	436303.62	SITE OF 1 TO 25	ASKET PLACE	F Re-developed	Institutional and Communal Accommodation	None
niud	0.13	430684.45	434666.25	434666.25					
niud	3.63	431827.36	431956.20	431956.20	FORMER TOTALFINAELF DEPOT	BRIDGEWATER ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.60	438124.05	438537.56	438537.56	WHINMOOR GARAGE	YORK ROAD	F Re-developed	Storage and Warehousing	None
niud	0.54	430225.52	426164.38	426164.38	FORMER GAS DEPOT	MOOR KNOLL LANE	E In use - with potential	Storage and Warehousing	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud		0.28	431697.09		FORMER LIBRARY 114	YORK ROAD	B	Indoor Recreation	None
niud		1.20	431672.09		433569.10 FORMER LIBRARY 114	BECKETT STREET	B	Indoor Recreation	Outline Planning Permission
niud		0.47	431552.17		434860.41 ST JAMES S UNIVERSITY HOSPITAL	HILL STREET	A	Institutional Buildings	None
niud		0.75	430878.48		434575.42 ST JAMES S UNIVERSITY HOSPITAL	HILL STREET	E	Institutional Buildings	None
niud		0.67	430869.27		433759.00 QUARRY HILL SITE A RESIDUAL	EASTGATE	D	In use - with potential	Within a zone allocated in the Local Plan subject to further agreement
niud		0.63	430756.28		433759.00 METROHOLIST OFFICE DEVELOPMENT SITE	EASTGATE	A	Vacant land	PP subject to further agreement
niud		32.21	433549.63		433736.00 METROHOLIST HOTEL AND LEISURE DEVELOPMENT SITE	EASTGATE	A	Vacant land	PP subject to further agreement
niud		8.13	433328.91		431014.11 FORMER SKELTON GRANGE POWER STATION	SKELTON GRANGE ROAD	C	Derelict	Allocated in Local Plan
niud		7.97	434037.16		431367.22 NATIONAL GRID ELECTRICITY DISTRIBUTION FACILITY	SKELTON GRANGE ROAD	D	In use - allocated / co	Allocated in Local Plan
niud		35.19	431492.89		431726.33 Land adjacent Pontefract Lane and Sewage Works	Pontefract Lane	C	Derelict	Allocated in Local Plan
niud		46.48	434124.05		431239.85 Land adjacent Pontefract Lane and J45 M1	Pontefract Lane	C	Derelict	Allocated in Local Plan
niud		13.45	430331.17		430698.09 LAND ADJACENT KNOSTROP SEWAGE WORKS	PONTEFRAC T LANE	C	Derelict	Allocated in Local Plan
niud		1.24	431233.02		430331.17 Land adjacent River Aire	KNOWSTHORPE LANE	C	Derelict	Allocated in Local Plan
niud		0.99	435601.45		434652.56 83	ROSEVILLE ROAD	F	Re-developed	None
niud		0.12	426454.31		436878.95 VACANT INDUSTRIAL UNIT	LIMEWOOD ROAD	F	Re-developed	None
niud		0.18	431977.41		431951.97 OFFICE UNIT NO 1	FORSTER PLACE	A	Vacant land	None
niud		0.88	431914.32		431293.67 OFFICE UNIT NO 2	FORSTER PLACE	F	Re-developed	None
niud		0.40	432119.01		431352.16 VACANT PLOTS ADJACENT UNIT 1	GEORGE MANN WAY	F	Re-developed	None
niud		2.12	421813.80		442444.66 FORMER BORROW PIT	GEORGE MANN WAY	A	Vacant land	Allocated in Local Plan
niud		6.98	421999.08		442348.34 FORMER BORROW PIT	GEORGE MANN WAY	A	Vacant land	Detailed Planning Permission
niud		0.78	428922.86		434468.81 LAND ADJACENT ST JAMES HOSPITAL BECKETT WING	WARREN HOUSE LANE	F	Re-developed	Detailed Planning Permission
niud		0.89	431382.92		431724.88 LAND ADJACENT VAW WORKS	WARREN HOUSE LANE	F	Re-developed	Detailed Planning Permission
niud		0.38	428262.03		428264.09 OFF GELDERD ROAD GILDERSOME	WARREN HOUSE LANE	F	Re-developed	None
niud		3.95	432907.97		431483.84 LAND AT GELDERD ROAD	WARREN HOUSE LANE	F	Re-developed	None
niud		7.84	432263.08		429865.31 ARLA FOODS DAIRY PRODUCTION FACILITY	LORD STREET	B	Vacant buildings	Outline Planning Permission
niud		2.36	432964.84		431676.41 LAND BETWEEN KNOWSTHORPE WAY AND FORMER FOUNDRY	LORD STREET	F	Re-developed	Detailed Planning Permission
niud		2.12	433149.36		428264.09 OFF GELDERD ROAD GILDERSOME	LORD STREET	F	Re-developed	Detailed Planning Permission
niud		0.99	427731.39		431483.84 LAND AT GELDERD ROAD	LORD STREET	F	Re-developed	Detailed Planning Permission
niud		1.80	427798.11		431363.51 LAND AT LEEDS CITY WEST BUSINESS PARK PH 2	LEODIS WAY	D	In use - allocated / co	None
niud		1.63	419668.50		433666.15 DEVELOPMENT SITE AT MID POINT AND DICK LANE	LEODIS WAY	F	Re-developed	None
niud		1.07	419572.09		433666.15 DEVELOPMENT SITE AT MID POINT AND DICK LANE	LEODIS WAY	F	Re-developed	None
niud		1.15	432403.92		431623.42 LAND ADJACENT KNOSTROP SEWAGE WORKS	LEODIS WAY	F	Re-developed	None
niud		3.23	432217.69		431623.42 LAND ADJACENT KNOSTROP SEWAGE WORKS	LEODIS WAY	F	Re-developed	None
niud		1.22	432305.01		431775.69 LAND ADJACENT TILCON WORKS	LEODIS WAY	F	Re-developed	None
niud		1.85	432380.75		431737.23 RAILWAY BALLAST TIP	LEODIS WAY	F	Re-developed	None
niud		0.32	431786.25		432503.31 SITE OF ST HILDAS PRIMARY SCHOOL	KNOWSTHORPE LANE	C	Derelict	Allocated in Local Plan
niud		1.13	428281.86		431961.91 PIGGIERIES INDUSTRIAL AREA	KNOWSTHORPE LANE	C	Derelict	None
niud		1.61	428194.45		431846.05 INDUSTRIAL UNITS ADJACENT SCATTERGOOD AND JOHNSON WORKS	KNOWSTHORPE LANE	C	Derelict	None
niud		5.07	424612.61		436708.48 DANA SPICER WORKS SITE B	KNOWSTHORPE LANE	C	Derelict	None
niud		10.85	424924.80		436685.41 FORMER DANA SPICER WORKS SITE A	KNOWSTHORPE LANE	C	Derelict	None
niud		0.28	420373.13		441077.45 KIRK LANE MILLS	KNOWSTHORPE LANE	C	Derelict	None
niud		0.12	434460.95		427996.53	KNOWSTHORPE LANE	C	Derelict	None
niud		0.22	429929.64		432687.52	KNOWSTHORPE LANE	C	Derelict	None
niud		0.32	429970.78		432635.87 OFFICE BUILDING B SWEET STREET DEVELOPMENT SITE	KNOWSTHORPE LANE	C	Derelict	None
niud		0.51	429895.09		432552.30 PROPOSED OFFICE DEVELOPMENT SITE	KNOWSTHORPE LANE	C	Derelict	None
niud		0.33	429968.43		432596.33 HOTEL ELEMENT SWEET STREET DEVELOPMENT SITE	KNOWSTHORPE LANE	C	Derelict	None
niud		1.06	429903.46		432648.98 RESIDENTIAL ELEMENT SWEET STREET DEVELOPMENT SITE	KNOWSTHORPE LANE	C	Derelict	None
niud		0.28	428573.08		431375.41 MCDONALDS RESTAURANT	KNOWSTHORPE LANE	C	Derelict	None
niud		1.22	428642.37		431382.25 FORMER CCL SITE ELLAND ROAD AND HOXTON MOUNT	KNOWSTHORPE LANE	C	Derelict	None
niud		1.46	442175.16		427991.59 FORMER COAL YARD	KNOWSTHORPE LANE	C	Derelict	None
niud		0.33	442202.31		428059.72 FORMER COLIERY OFFICES	KNOWSTHORPE LANE	C	Derelict	None
niud		0.36	442276.89		428062.90 FORMER COAL BOARD OFFICES	KNOWSTHORPE LANE	C	Derelict	None
niud		4.58	428866.81		436266.88 FORMER YORKSHIRE SWITCHGEAR FACTORY	KNOWSTHORPE LANE	C	Derelict	None
niud		2.26	425437.74		438983.83 COOKRIDGE HOSPITAL	KNOWSTHORPE LANE	C	Derelict	None
niud		23.12	417473.75		432993.79 HIGH ROYDS HOSPITAL NEAR MENSTON	KNOWSTHORPE LANE	C	Derelict	None
niud		1.53	424970.55		427444.34 CLIFFE WORKS BRUNTCLIFFE ROAD	KNOWSTHORPE LANE	C	Derelict	None
niud		5.21	430804.80		426225.72 FORMER ARDSLEY SIDINGS NORTH	KNOWSTHORPE LANE	C	Derelict	None
niud		7.26	433410.32		433242.92 FORMER WATERLOO SIDINGS	KNOWSTHORPE LANE	C	Derelict	None
niud		6.25	431089.03		436552.03 FORMER CHAPEL ALLERTON HOSPITAL	KNOWSTHORPE LANE	C	Derelict	None
niud		5.18	431710.02		426650.59 FORMER BRICK WORKERS	KNOWSTHORPE LANE	C	Derelict	None
niud		3.20	430885.50		433118.41 TAY HOMES DEVELOPMENT	KNOWSTHORPE LANE	C	Derelict	None
niud		3.20	436836.39		436223.31 SWARCLIFFE PFI	KNOWSTHORPE LANE	C	Derelict	None
niud		0.05	436888.55		436216.39 SWARCLIFFE PFI	KNOWSTHORPE LANE	C	Derelict	None
niud		0.08	436900.38		436330.02 SWARCLIFFE PFI	KNOWSTHORPE LANE	C	Derelict	None
niud		0.12	430467.86		433898.95	KNOWSTHORPE LANE	C	Derelict	None
niud		0.05	426296.78		427453.52	KNOWSTHORPE LANE	C	Derelict	None
niud		0.28	429970.78		432635.87 OFFICE BUILDING B SWEET STREET DEVELOPMENT SITE	VICTORIA ROAD	F	Re-developed	Detailed Planning Permission
niud		0.32	429970.78		432552.30 PROPOSED OFFICE DEVELOPMENT SITE	VICTORIA ROAD	F	Re-developed	None
niud		0.33	429968.43		432596.33 HOTEL ELEMENT SWEET STREET DEVELOPMENT SITE	VICTORIA ROAD	F	Re-developed	None
niud		1.06	429903.46		432648.98 RESIDENTIAL ELEMENT SWEET STREET DEVELOPMENT SITE	VICTORIA ROAD	F	Re-developed	None
niud		0.28	428573.08		431375.41 MCDONALDS RESTAURANT	VICTORIA ROAD	F	Re-developed	None
niud		1.22	428642.37		431382.25 FORMER CCL SITE ELLAND ROAD AND HOXTON MOUNT	VICTORIA ROAD	F	Re-developed	None
niud		1.46	442175.16		427991.59 FORMER COAL YARD	VICTORIA ROAD	F	Re-developed	None
niud		0.33	442202.31		428059.72 FORMER COLIERY OFFICES	VICTORIA ROAD	F	Re-developed	None
niud		0.36	442276.89		428062.90 FORMER COAL BOARD OFFICES	VICTORIA ROAD	F	Re-developed	None
niud		4.58	428866.81		436266.88 FORMER YORKSHIRE SWITCHGEAR FACTORY	VICTORIA ROAD	F	Re-developed	None
niud		2.26	425437.74		438983.83 COOKRIDGE HOSPITAL	VICTORIA ROAD	F	Re-developed	None
niud		23.12	417473.75		432993.79 HIGH ROYDS HOSPITAL NEAR MENSTON	VICTORIA ROAD	F	Re-developed	None
niud		1.53	424970.55		427444.34 CLIFFE WORKS BRUNTCLIFFE ROAD	VICTORIA ROAD	F	Re-developed	None
niud		5.21	430804.80		426225.72 FORMER ARDSLEY SIDINGS NORTH	VICTORIA ROAD	F	Re-developed	None
niud		7.26	433410.32		433242.92 FORMER WATERLOO SIDINGS	VICTORIA ROAD	F	Re-developed	None
niud		6.25	431089.03		436552.03 FORMER CHAPEL ALLERTON HOSPITAL	VICTORIA ROAD	F	Re-developed	None
niud		5.18	431710.02		426650.59 FORMER BRICK WORKERS	VICTORIA ROAD	F	Re-developed	None
niud		3.20	430885.50		433118.41 TAY HOMES DEVELOPMENT	VICTORIA ROAD	F	Re-developed	None
niud		3.20	436836.39		436223.31 SWARCLIFFE PFI	VICTORIA ROAD	F	Re-developed	None
niud		0.05	436888.55		436216.39 SWARCLIFFE PFI	VICTORIA ROAD	F	Re-developed	None
niud		0.08	436900.38		436330.02 SWARCLIFFE PFI	VICTORIA ROAD	F	Re-developed	None
niud		0.12	430467.86		433898.95	VICTORIA ROAD	F	Re-developed	None
niud		0.05	426296.78		427453.52	VICTORIA ROAD	F	Re-developed	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X	COORD	Y	COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.82	426285.50	427391.85	INDUSTRIAL BUILDINGS AT FOUNTAIN STREET AND CHARTISTS WAY			FOUNTAIN STREET		D In use - allocated / co	Industry	Detailed Planning Permission
niud	0.20	426843.63	433758.03				CARDIGAN ROAD		B Vacant buildings	Industry	None
niud	0.50	428060.45	434738.80	214 TO 224			SERVIA ROAD		D In use - allocated / co	Industry	Outline Planning Permission
niud	0.09	426407.05	428431.72				STATION LANE		F Re-developed	Storage and Warehousing	None
niud	0.09	427252.54	434649.66				SCOTT LANE		D In use - allocated / co	Storage and Warehousing	Detailed Planning Permission
niud	0.38	429934.84	435095.88	CLARO HOUSE			BELLE ISLE ROAD		F Re-developed	Industry	None
niud	0.09	440701.62	448794.26				ADMIRAL STREET		D In use - allocated / co	Industry	Outline Planning Permission
niud	0.86	428205.47	426544.41	PALLET STORAGE DEPOT			BURLEY ROAD		F Re-developed	Offices	None
niud	0.33	425021.02	427166.02	VACANT LAND AT CRAMSCENE LTD			FOUNDRY STREET		D In use - allocated / co	Storage and Warehousing	None
niud	0.17	427584.29	431513.95				LOTHERTON WAY		F Re-developed	Offices	None
niud	0.71	430967.70	430666.17	SITE OF ENTERPRISE HOUSE			GELDERD ROAD		F Re-developed	Offices	None
niud	0.27	430151.81	431776.92	6 TO 8			ASHFIELD WAY		D In use - allocated / co	Storage and Warehousing	Detailed Planning Permission
niud	0.41	427228.57	435006.28	BURLEY HILL INDUSTRIAL ESTATE					F Re-developed	Storage and Warehousing	None
niud	1.19	429609.00	432844.57	INDUSTRIAL BUILDINGS OFF FOUNDRY STREET			WHITEHALL ROAD		F Re-developed	Residential	None
niud	0.32	441211.80	433798.70	DEPOT SITE			WHITEHALL ROAD		D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.41	424470.05	428494.20	SITE OF WAREHOUSES AT TREEFIELD INDUSTRIAL ESTATE			SILK MILL WAY		D In use - allocated / co	Institutional Buildings	Outline Planning Permission
niud	2.26	426729.95	430545.81	LAND TO REAR OF NINA WORKS					F Re-developed	Industry	None
niud	0.52	425647.08	431512.67	WHITEHALL ROAD INDUSTRIAL ESTATE			SAYNER LANE		F Re-developed	Indoor Recreation	None
niud	0.22	428037.48	436123.69				IVORY STREET		A Vacant land	Storage and Warehousing	None
niud	0.20	428073.95	436111.36				EAST STREET		E In use - with potential	Industry	None
niud	0.29	429310.10	433118.83	RIVERSIDE CAR PARK			HEADINGLEY LANE		B Vacant buildings	Industry	PP subject to further agreement
niud	0.37	429498.75	433237.54	RIVERSIDE CAR PARK					B Vacant buildings	Offices	None
niud	2.49	425362.36	438858.00	COOKRIDGE HOSPITAL			THE CALLS		B Vacant buildings	Offices	None
niud	0.21	430774.86	432271.83				GREAT GEORGE STREET		B Vacant buildings	Offices	Detailed Planning Permission
niud	0.17	430753.64	432254.94						B Vacant buildings	Offices	None
niud	0.89	430988.34	432401.70	VACANT WAREHOUSE			NEPSHAW LANE SOUTH		B Vacant buildings	Industry	None
niud	0.13	430340.75	432328.38	FORMER CAR COMPOUND			HODGSON LANE		B Vacant buildings	Industry	None
niud	0.26	430472.29	432320.40	UNIT 1			GLOBE ROAD		B Vacant buildings	Storage and Warehousing	None
niud	1.30	431310.25	432897.78	129			MILLENNIUM WAY		B Vacant buildings	Storage and Warehousing	None
niud	0.05	431315.97	432844.76				WATERSIDE ROAD		B Vacant buildings	Industry	None
niud	0.12	431136.13	433076.64				HOUGHLEY LANE		B Vacant buildings	Industry	None
niud	0.46	431080.16	433083.11	97					F Re-developed	Storage and Warehousing	None
niud	0.14	430711.61	434259.44				WATER LANE		F Re-developed	Storage and Warehousing	None
niud	0.47	428385.39	435683.83	41			ARMLEY ROAD		B Vacant buildings	Storage and Warehousing	None
niud	0.05	428483.31	434355.27				SWEET STREET WEST		B Vacant buildings	Storage and Warehousing	None
niud	0.06	430257.64	434125.33				MANOR ROAD		B Vacant buildings	Storage and Warehousing	None
niud	0.02	430096.23	434236.22						B Vacant buildings	Storage and Warehousing	None
niud	0.06	430290.83	434039.94				GREEN LANE		B Vacant buildings	Offices	None
niud	0.18	430452.14	433792.14	CHANCELLOR COURT			KILLINGBECK DRIVE		B Vacant buildings	Industry	None
niud	0.31	430452.89	433314.84				STANNINGLEY ROAD		F Re-developed	Industry	None
niud	0.07	429909.55	433640.66						B Vacant buildings	Offices	None
niud	0.32	429873.20	433965.52	6 TO 14					B Vacant buildings	Offices	None
niud	0.02	429698.50	433745.20						B Vacant buildings	Offices	None
niud	0.03	429691.50	433695.00						B Vacant buildings	Offices	None
niud	0.10	430919.67	435503.86						B Vacant buildings	Industry	None
niud	1.34	424941.25	428059.73	FORMER HORSELL FACTORY					B Vacant buildings	Industry	None
niud	0.81	421975.76	428261.55	STATION WORKS					B Vacant buildings	Industry	None
niud	0.13	429714.13	433578.47						B Vacant buildings	Industry	None
niud	1.13	429590.96	432997.19	TOWER WORKS					B Vacant buildings	Storage and Warehousing	None
niud	0.49	429628.35	429994.19	UNIT 6					B Vacant buildings	Storage and Warehousing	None
niud	0.84	432753.50	430954.78	FORMER PARKSIDE FLEXIBLE PACKAGING					B Vacant buildings	Storage and Warehousing	None
niud	1.33	425314.13	434713.81	HILL TOP COMMERCIAL CENTRE					B Vacant buildings	Industry	None
niud	0.08	427079.75	431521.12						B Vacant buildings	Industry	None
niud	0.11	427155.45	431485.82						B Vacant buildings	Industry	None
niud	0.07	427137.00	431557.82						F Re-developed	Storage and Warehousing	None
niud	0.38	429443.59	432862.87	127 TO 129					B Vacant buildings	Storage and Warehousing	None
niud	0.02	426763.79	432973.75						B Vacant buildings	Storage and Warehousing	None
niud	0.13	425831.41	434144.25						B Vacant buildings	Storage and Warehousing	None
niud	0.48	427782.16	433743.84	162					B Vacant buildings	Storage and Warehousing	None
niud	0.10	428987.53	432786.47						B Vacant buildings	Storage and Warehousing	None
niud	0.23	429352.86	432792.20						B Vacant buildings	Storage and Warehousing	None
niud	0.45	429489.20	432611.92	20					B Vacant buildings	Storage and Warehousing	None
niud	0.05	428774.36	432238.00						B Vacant buildings	Storage and Warehousing	None
niud	0.38	429736.28	432661.81	22					B Vacant buildings	Storage and Warehousing	None
niud	0.08	429997.98	430410.84						B Vacant buildings	Storage and Warehousing	None
niud	0.03	420811.02	439749.52						B Vacant buildings	Offices	None
niud	0.44	420553.72	440302.14	RAWDON HOUSE					B Vacant buildings	Industry	None
niud	0.44	434333.36	434491.81	FORMER TIMEPLEX LTD					F Re-developed	Industry	None
niud	0.37	423777.95	434526.55	531 TO 533					F Re-developed	Industry	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.91	424838.27	435660.61	434882.48	435660.61 ST CATHERINES MILL	BROAD LANE	B Vacant buildings	Industry	None
niud	0.21	428204.08	431946.97	431946.97		BROWN LANE WEST	B Vacant buildings	Storage and Warehousing	None
niud	0.41	428444.60	431973.80	431973.80	20		B Vacant buildings	Industry	None
niud	0.02	437116.39	437390.30	437390.30			B Vacant buildings	Retailing	None
niud	0.02	437075.25	437393.77	437393.77			B Vacant buildings	Industry	None
niud	0.08	417977.92	444476.95	444476.95			B Vacant buildings	Industry	None
niud	1.46	423822.66	445510.23	445510.23	POOL MILLS INDUSTRIAL ESTATE		B Vacant buildings	Industry	None
niud	1.38	419866.67	445879.13	445879.13	BRIDGE END AUCTION MART		B Vacant buildings	Retailing	None
niud	0.92	422564.41	432271.36	432271.36	ALMA WORKS		B Vacant buildings	Industry	None
niud	0.04	422965.16	433296.81	433296.81			C Derelict	Railways	None
niud	0.47	421869.09	432653.48	432653.48	FORMER RAILWAY CUTTING		F Re-developed	Storage and Warehousing	None
niud	1.39	425359.64	428254.06	428254.06	FORMER STREAMLINE BUILDINGS	BRUNTCLIFFE AVENUE	F Re-developed	Storage and Warehousing	None
niud	0.02	429601.28	432779.69	432779.69			F Re-developed	Industry	None
niud	0.20	427575.80	429882.41	429882.41			F Re-developed	Offices	None
niud	0.43	441180.33	433870.64	433870.64	TRANSORGANICS LTD	LOTHERTON WAY	F Re-developed	Industry	None
niud	0.34	427531.48	431560.97	431560.97	PEREGRINE HOUSE	GELDERD CLOSE	F Re-developed	Offices	None
niud	1.76	427441.70	431461.58	431461.58	FORMER MOTOR DEALERSHIP PREMISES	GELDERD ROAD	B Vacant buildings	Retailing	None
niud	0.07	428181.05	432122.67	432122.67					
niud	0.06	427877.86	430791.44	430791.44					
niud	0.07	428079.80	430227.13	430227.13					
niud	0.13	429980.63	430813.75	430813.75					
niud	0.03	430859.16	430980.91	430980.91					
niud	0.04	430829.80	431354.89	431354.89					
niud	0.13	431077.70	432124.38	432124.38					
niud	0.05	430120.86	435416.41	435416.41					
niud	0.07	430926.19	434740.38	434740.38					
niud	0.06	430216.00	433958.17	433958.17					
niud	0.12	429685.92	433320.16	433320.16					
niud	0.09	430826.98	433485.34	433485.34					
niud	0.02	430860.30	433491.99	433491.99					
niud	0.10	432576.63	427397.84	427397.84					
niud	0.26	428033.84	432924.50	432924.50	15				
niud	0.28	419116.53	441755.20	441755.20	VACANT LAND				
niud	0.37	419091.53	441706.69	441706.69	LAND AT REAR OF RETAIL PARK				
niud	0.12	430966.06	433078.75	433078.75					
niud	0.85	431046.72	432996.11	432996.11	BANK MILLS	EAST STREET	E In use - with potential	Industry	None
niud	0.17	429861.13	427554.22	427554.22					
niud	2.44	419765.31	446542.39	446542.39	REDEVELOPMENT SITE AT WHARFEDALE GENERAL HOSPITAL	NEWALL CARR ROAD	F Re-developed	Institutional Buildings	Detailed Planning Permission
niud	0.50	432101.72	433539.16	433539.16	SITE OF FORMER MOUNT ST MARYS PRIMARY SCHOOL	RAINCLIFFE ROAD	D In use - allocated / co	Educational Buildings	None
niud	0.27	419579.04	433742.05	433742.05	CAR PARK ADJACENT ODEON CINEMA	DICK LANE	D In use - allocated / co	Car Parks	Detailed Planning Permission
niud	0.16	424359.34	429282.52	429282.52					
niud	1.10	430154.00	430712.83	430712.83	LINDEN HOUSE	PARKSIDE LANE	B Vacant buildings	Industry	Detailed Planning Permission
niud	0.05	431376.36	432842.86	432842.86					
niud	0.09	426363.21	427258.25	427258.25					
niud	0.11	443328.68	437397.39	437397.39					
niud	0.15	443397.28	439155.19	439155.19					
niud	0.15	427877.11	434056.08	434056.08					
niud	0.13	431364.55	429937.00	429937.00					
niud	0.05	429480.59	433517.45	433517.45					
niud	0.09	429914.67	433759.30	433759.30					
niud	0.06	429866.50	433641.31	433641.31					
niud	0.05	429721.66	433773.45	433773.45					
niud	0.06	429829.70	433767.48	433767.48					
niud	0.09	430081.23	434032.53	434032.53					
niud	0.11	431244.55	434747.06	434747.06	75	ROSEVILLE ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.33	431089.63	434156.78	434156.78	MABGATE MILLS	MABGATE	B Vacant buildings	Industry	None
niud	0.21	431063.86	432219.64	432219.64					
niud	0.12	424775.41	438491.57	438491.57	FILLED LAND	SALISBURY MEWS	F Re-developed	Residential	None
niud	0.16	424857.39	438400.44	438400.44	FILLED LAND	SALISBURY MEWS	F Re-developed	Residential	None
niud	0.51	430728.06	432973.67	432973.67	BLOCK A CLARENCE DOCK DEVELOPMENT	ARMOURIES WAY	F Re-developed	Residential	None
niud	0.38	430790.15	432916.12	432916.12	BLOCK B CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	F Re-developed	Storage and Warehousing	Detailed Planning Permission
niud	0.63	430829.15	432797.26	432797.26	BLOCK C CLARENCE DOCK DEVELOPMENT	CHADWICK STREET	A Vacant land	Storage and Warehousing	Detailed Planning Permission
niud	0.66	430886.40	432698.02	432698.02	BLOCK D CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
niud	0.42	430902.68	432787.92	432787.92	BLOCK E CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	A Vacant land	Storage and Warehousing	Detailed Planning Permission
niud	0.16	430883.18	432856.89	432856.89	BLOCK F CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	F Re-developed	Retailing	None
niud	0.35	430967.34	432749.36	432749.36	BLOCK G CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.81	430970.97	432847.40	432847.40	BLOCK H CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	1.06	431031.88	432786.14	432786.14	MULTI STOREY CAR PARK CLARENCE DOCK DEVELOPMENT	ARMOURIES DRIVE	F Re-developed	Car Parks	None

APPENDIX 1

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	1.09	441370.25	433952.50	433952.50	PART PROCTOR BROS WORKS	NEW HOLD	D In use - allocated / co	Industry	Detailed Planning Permission
niud	8.47	433161.19	430879.07	430879.07	FORMER IMI YORKSHIRE ALLOYS WORKS	HIGH PARK ROAD	C Derelict	Industry	None
niud	2.57	433241.51	430671.59	430671.59	IMI AND YORKSHIRE GLASS FACTORIES	HIGH PARK ROAD	E In use - with potential	Industry	None
niud	1.81	433141.28	430633.17	430633.17	WAREHOUSES 2 AND 3	HAIGH PARK ROAD	B Vacant buildings	Storage and Warehousing	None
niud	1.84	419320.10	432772.59	432772.59	VACANT PLOT AT CITY LINK BUSINESS PARK	PHOENIX WAY	A Vacant land	Previously Developed Land which is now Vacant	Detailed Planning Permission
niud	0.63	419339.86	432903.07	432903.07	VACANT SITE AT CITY LINK BUSINESS PARK	PHOENIX WAY	F Re-developed	Storage and Warehousing	None
niud	1.55	427977.26	426796.67	426796.67	FORMER TINGLEY GAS WORKS	TOPCLIFFE LANE	A Vacant land	Utilities	PP subject to further agreement
niud	1.71	428055.49	426950.06	426950.06	PET CARE CENTRE AT FORMER GAS WORKS	TOPCLIFFE LANE	F Re-developed	Institutional Buildings	None
niud	0.22	430401.79	433089.21	433089.21	FORMER LORRY PARK	KENDALL STREET	F Re-developed	Residential	None
niud	0.36	430456.07	433095.70	433095.70	FORMER CAR PARK	KENDALL STREET	A Vacant land	Car Parks	Detailed Planning Permission
niud	0.49	429029.16	432624.45	432624.45	LOW HALL MILLS	HOLBECK LANE	B Vacant buildings	Storage and Warehousing	None
niud	0.82	428044.03	429863.08	429863.08	FORMER REDFEARNS PLC FACTORY	MILLSHAW PARK LANE	B Vacant buildings	Storage and Warehousing	None
niud	1.05	428064.16	429787.77	429787.77	UNITS SU2 AND SU3	MILLSHAW PARK LANE	F Re-developed	Storage and Warehousing	None
niud	0.24	429903.69	438341.01	438341.01	FORMER CARNELL MOTOR GROUP LTD WORKS	CLAYTON WOOD CLOSE	B Vacant buildings	Industry	None
niud	1.07	441073.75	448844.03	448844.03	WHITTAKER HOUSE	SANDBECK WAY	B Vacant buildings	Offices	Detailed Planning Permission
niud	1.17	437162.83	429039.28	429039.28	186	ABERFORD ROAD	B Vacant buildings	Industry	None
niud	0.73	425699.11	426615.50	426615.50	FORMER VECO AUTOMOTIVE LTD	HOWLEY PARK ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.42	429405.80	433317.50	433317.50	AIRESIDE CENTRE	WHITEHALL ROAD	B Vacant buildings	Retailing	Within a zone allocated in the Local Allocated in Local Plan
niud	0.33	429202.76	433227.70	433227.70	AIRESIDE CENTRE	WHITEHALL ROAD	B Vacant buildings	Storage and Warehousing	None
niud	1.81	429927.19	430689.47	430689.47	301	DEWSBURY ROAD	B Vacant buildings	Industry	None
niud	0.48	428805.45	433425.19	433425.19	FORMER W H SMITH AND SONS UNIT	WELLINGTON ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.66	432249.22	432263.55	432263.55	FORMER OLDHAM SIGNS LTD	CROSS GREEN APPROACH	B Vacant buildings	Industry	None
niud	0.39	432866.17	432323.41	432323.41	FORMER NORMIC INTERIORS WORKS	PONTEFRACT LANE	B Vacant buildings	Storage and Warehousing	None
niud	0.65	432848.38	430992.17	430992.17	4	PONTEFRACT LANE	B Vacant buildings	Storage and Warehousing	None
niud	0.05	426455.60	427111.98	427111.98		WATERSIDE ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.35	431184.27	436209.83	436209.83	ELTON LODGE	NEWTON ROAD	B Vacant buildings	Offices	None
niud	0.39	428941.16	432808.20	432808.20	FORMER STC DISTRIBUTION WAREHOUSE	SPRINGWELL STREET	B Vacant buildings	Storage and Warehousing	None
niud	0.32	428978.41	432881.33	432881.33	30	SPRINGWELL ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.69	427431.30	431065.50	431065.50	FORMER CROMPTON PARKINSON LTD DEPOT	ROYDS FARM ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.29	428256.00	432066.06	432066.06	UNIT 16	WEST VALE	B Vacant buildings	Industry	None
niud	4.14	432952.39	431600.44	431600.44	UNIT 41	KNOWTHORPE WAY	B Vacant buildings	Industry	None
niud	7.77	421749.69	437603.64	437603.64	LOW MILLS AND RIVERSIDE MILL	KNOW HALL ROAD	B Vacant buildings	Storage and Warehousing	None
niud	1.87	419291.30	442041.30	442041.30	SPRINGHEAD MILLS	SPRINGFIELD ROAD	B Vacant buildings	Industry	None
niud	0.28	421944.85	434209.73	434209.73	LEIGH HOUSE	VARLEY STREET	B Vacant buildings	Offices	None
niud	0.57	423921.35	434482.39	434482.39	UNIT 2	DOLPHIN COURT	B Vacant buildings	Industry	None
niud	0.24	422845.83	433626.81	433626.81	ALLEN BRIGGS MILLS	LANE END	B Vacant buildings	Industry	None
niud	0.53	427559.39	433805.91	433805.91	ARWILEY WORKSHOPS	PICKERING STREET	B Vacant buildings	Industry	None
niud	0.49	431516.23	434502.34	434502.34	LAND BETWEEN HILL STREET AND CROSS ALMA STREET	ALMA STREET	C Derelict	Residential	None
niud	0.66	419651.88	433505.22	433505.22	UNIT D MID POINT OFFICE PARK	MID POINT	A Vacant land	Industry	Outline Planning Permission
niud	2.53	419739.05	433561.22	433561.22	DEVELOPMENT LAND TO REAR OF MID POINT BUSINESS PARK	MID POINT	A Vacant land	Industry	Detailed Planning Permission
niud	0.84	419561.30	433466.95	433466.95	EXTENSION TO MID POINT BUSINESS PARK	MID POINT	C Derelict	Industry	Detailed Planning Permission
niud	0.83	432378.04	432253.21	432253.21	CLEARED LAND ADJACENT CATTONS FOUNDRY	CROSS GREEN APPROACH	F Re-developed	Storage and Warehousing	None
niud	2.29	432355.38	432349.52	432349.52	CLEARED LAND ADJACENT CATTONS FOUNDRY	CROSS GREEN APPROACH	A Vacant land	Industry	Outline Planning Permission
niud	0.33	444388.05	432758.70	432758.70	SITE OF MICKLEFIELD JUNIOR SCHOOL	GREAT APPTH ROAD	A Vacant land	Educational Buildings	Outline Planning Permission
niud	1.18	425024.55	438218.47	438218.47	WOODSIDE TRADING ESTATE	WOOD LANE	E In use - with potential	Industry	None
niud	0.63	421874.66	432601.95	432601.95	INDUSTRIAL PREMISES	CARLISLE ROAD	E In use - with potential	Industry	None
niud	0.73	421579.75	434348.59	434348.59	83 TO 99	BRADFORD ROAD	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	1.24	430146.63	433465.98	433465.98	DEVELOPMENT SITE AT BURTON AND TRINITY STREET ARCADES	TRINITY STREET ARCADE	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	0.29	425802.55	432498.89	432498.89	PRIMA HOUSE	RING ROAD	B Vacant buildings	Storage and Warehousing	None
niud	0.33	423353.92	435034.05	435034.05	SPENCE MILLS	MILL LANE	E In use - with potential	Industry	None
niud	0.84	422247.64	434601.77	434601.77	PROPOSED INDUSTRIAL SITE	TOWN STREET	A Vacant land	Industry	Outline Planning Permission
niud	3.13	42137.60	434618.41	434618.41	STANNINGLEY WORKS	TOWN STREET	F Re-developed	Residential	None
niud	0.37	423038.19	432867.49	432867.49	ARBITHA HOUSE	KENT ROAD	B Vacant buildings	Industry	None
niud	1.23	423902.63	432489.89	432489.89	TROYDALE MILLS INDUSTRIAL ESTATE	TROYDALE LANE	E In use - with potential	Industry	None
niud	0.80	424794.01	429239.50	429239.50	INDUSTRIAL ESTATE AT WOOD LANE AND WAKEFIELD ROAD	WOOD LANE	D In use - allocated / co	Industry	Outline Planning Permission
niud	3.82	423844.89	429356.22	429356.22	INDUSTRIAL ESTATE AT WOOD LANE AND WAKEFIELD ROAD	WOOD LANE	E In use - with potential	Industry	None
niud	1.57	429806.11	432411.64	432411.64	MSF MOTOR GROUP SHOWROOM AND WORKSHOPS	MEADOW ROAD	D In use - allocated / co	Retailing	Outline Planning Permission
niud	0.28	430912.97	435821.34	435821.34	241	CHAPEL TOWN ROAD	A Vacant land	Retailing	None
niud	1.73	422915.64	436119.95	436119.95	BRIDGE WORKS	MOSS BRIDGE ROAD	B Vacant buildings	Industry	None
niud	0.43	430477.30	435161.80	435161.80	105	SHEEPSGAR STREET NORTH	B Vacant buildings	Industry	None
niud	0.21	423872.95	428286.15	428286.15	OWLET HALL	BRADFORD ROAD	F Re-developed	Institutional and Communal Accommodation	None
niud	0.27	429566.89	432949.42	432949.42	CAR PARK ADJ GLOBE MILLS	GLOBE ROAD	D In use - allocated / co	Industry	Detailed Planning Permission
niud	1.65	418546.92	442213.08	442213.08	FORMER SILVER CROSS WORKS	BACK LANE	E In use - with potential	Industry	None
niud	1.10	430707.02	432658.11	432658.11	REG VARDY SHOWROOMS	HUNSLLET ROAD	E In use - with potential	Industry	None
niud	1.41	430793.13	432607.06	432607.06	REG VARDY WORKSHOPS	CHADWICK STREET	E In use - with potential	Industry	None
niud	2.82	426500.28	431795.95	431795.95	RINGWAYS GARAGE COMPLEX	RING ROAD	E In use - with potential	Retailing	None
niud	0.85	432836.39	431797.98	431797.98	VACANT LAND TO REAR OF WORKS	KNOWTHORPE WAY	A Vacant land	Previously Developed Land which is now Vacant	None
niud	4.76	441100.89	433661.47	433661.47	FORMER DUPONT WORKS	KNOWTHORPE ROAD	E In use - with potential	Industry	None
niud	1.78	431214.52	431099.61	431099.61	FORMER RAILWAY SIDINGS	MIDLAND ROAD	A Vacant land	Railways	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	2.33	431306.39	431104.34	431104.34	REYNOLD WORKS	MIDLAND ROAD	E In use - with potential	Industry	None
niud	0.72	420216.96	445810.95	445810.95	FORMER ALL SAINTS PRIMARY SCHOOL	CATTLE MARKET STREET	B Vacant buildings	Educational Buildings	None
niud	0.30	426893.92	433376.41	433376.41	CLEARED LAND AT HARTLEYS YARD	MODDER AVENUE	C Derelict	Industry	None
niud	0.26	442779.61	433327.63	433327.63	CLEARED LAND BETWEEN MODDER PLACE AND STATION ROAD	MODDER PLACE	B Vacant buildings	Residential	None
niud	0.34	442330.62	428058.69	428058.69		PARK LANE	B Vacant buildings	Vacant Buildings	Outline Planning Permission
niud	1.85	429161.05	433015.94	433015.94	MONKBRIDGE WORKS	WHITEHALL ROAD	E In use - with potential	Car Parks	None
niud	22.73	430604.36	430093.72	430093.72	LAND ADJ MIDDLETON RAILWAY AND OLD RUN ROAD	OLD RUN ROAD	C Derelict	Mineral Workings and Quarries	Allocated in Local Plan
niud	0.39	434696.08	435315.45	435315.45	THE WILSONS ARMS	MORESDALE LANE	B Vacant buildings	Retailing	Outline Planning Permission
niud	1.38	428374.50	424757.06	424757.06	FORMER SLAUGHTERHOUSE	WOOLIN CRESCENT	A Vacant land	Industry	Outline Planning Permission
niud	0.63	432593.40	427890.21	427890.21	LAND	WAKEFIELD ROAD	A Vacant land	Residential	Outline Planning Permission
niud	0.38	423333.58	434144.66	434144.66	INDUSTRIAL WAREHOUSE UNITS	SWINNOW CLOSE	B Vacant buildings	Industry	Outline Planning Permission
niud	0.72	423737.55	439577.87	439577.87	ST GABRIEL'S HOME FOR RETIRED CLERGY	SCOTLAND LANE	B Vacant buildings	Institutional and Communal Accommodation	Detailed Planning Permission
niud	0.28	420949.86	441203.59	441203.59	MOTOR MECHANICS AND HOUSES	MARSHALL STREET	B Vacant buildings	Retailing	Detailed Planning Permission
niud	0.37	420542.54	440506.14	440506.14	HENSHAW WORKS	HENSHAW LANE	D In use - allocated / co	Industry	Outline Planning Permission
niud	0.43	417070.09	443146.80	443146.80	HOME FARM HIGH ROYDS HOSPITAL	BINGLEY ROAD	B Vacant buildings	Vacant Buildings	Detailed Planning Permission
niud	1.30	429130.88	439091.20	439091.20	CLEARED HOUSING	TYNWALD WALK	A Vacant land	Residential	Detailed Planning Permission
niud	0.28	427896.11	434655.74	434655.74	FORMER CONVENT AT 232	BURLEY ROAD	B Vacant buildings	Institutional and Communal Accommodation	Detailed Planning Permission
niud	0.81	425798.66	435373.03	435373.03	FORMER DIMBLEBY AGED PERSONS HOME	BROAD LANE	B Vacant buildings	Institutional and Communal Accommodation	Outline Planning Permission
niud	0.31	424047.80	437247.03	437247.03	GLENWOOD HOTEL	NEW ROAD SIDE	B Vacant buildings	Institutional and Communal Accommodation	Detailed Planning Permission
niud	0.89	420713.25	445402.91	445402.91	FOWLERS TIMBER YARD	ALBION STREET	D In use - allocated / co	Storage and Warehousing	Outline Planning Permission
niud	0.28	421132.67	445601.03	445601.03	PLANT DEPOT	EAST BUSH LANE	D In use - allocated / co	Storage and Warehousing	Outline Planning Permission
niud	0.35	432986.55	437274.41	437274.41		PARK AVENUE	B Vacant buildings	Residential	Outline Planning Permission
niud	0.43	430989.25	433335.05	433335.05	FORMER BRITISH LEGION CLUB	MILL STREET	B Vacant buildings	Indoor Recreation	Detailed Planning Permission
niud	0.27	422346.26	432654.56	432654.56	OYEZ STATIONERY WAREHOUSE	LITTLEMOOR ROAD	B Vacant buildings	Storage and Warehousing	Detailed Planning Permission
niud	0.53	429009.13	435546.05	435546.05	FORMER CLIFFENE HOME FOR PHYSICALLY DISABLED	CLIFF ROAD	B Vacant buildings	Storage and Warehousing	Detailed Planning Permission
niud	0.45	428125.14	435792.88	435792.88	SPRINGBANK FORMER TEMPORARY SCHOOL NO 53	HEADINGLEY LANE	B Vacant buildings	Educational Buildings	Detailed Planning Permission
niud	0.44	424672.75	444958.50	444958.50	FORMER MONKMAN RESTAURANT	SWALLOW DRIVE	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	0.53	430095.58	438804.21	438804.21	FLATS AND COMMUNITY CENTRE	QUEENSHILL GARDENS	D In use - allocated / co	Residential	Detailed Planning Permission
niud	0.31	429663.67	436542.55	436542.55	COUNCIL HOUSING OFF POTTERNEWTON MOUNT	POTTERNEWTON MOUNT	B Vacant buildings	Residential	Detailed Planning Permission
niud	0.45	433355.63	435221.31	435221.31	FORMER COUNCIL FLATS	OAK TREE GROVE	A Vacant land	Residential	None
niud	0.41	431431.42	430059.48	430059.48	FORMER COUNCIL HOUSING	LOW GRANGE CRESCENT	A Vacant land	Residential	None
niud	0.52	432695.50	435688.69	435688.69	FORMER COUNCIL HOUSING	EASTLEY SQUARE	A Vacant land	Residential	None
niud	0.94	430532.66	427639.45	427639.45	FORMER COUNCIL HOUSING	THORPE VIEW	A Vacant land	Residential	None
niud	0.53	426991.53	436135.19	436135.19	FORMER COUNCIL MAISONNETTES	FOXGROFT GREEN	A Vacant land	Residential	None
niud	0.59	429584.70	434863.53	434863.53	LAND AT WOODHOUSE LANE AND ST MARKS ROAD	ST MARKS ROAD	A Vacant land	Residential	Detailed Planning Permission
niud	1.52	433614.44	433642.38	433642.38	COUNCIL HOUSING	NEVILLE CRESCENT	A Vacant land	Residential	None
niud	0.44	440860.13	426199.82	426199.82	DUNFORD HOUSE	GREEN LANE	B Vacant buildings	Vacant Buildings	Detailed Planning Permission
niud	0.26	432200.78	438783.57	438783.57	FORMER CAR SHOWROOM	DEVONSHIRE LANE	F Re-developed	Residential	None
niud	0.55	422793.46	429238.68	429238.68	LAND ADJACENT 51	WHITEHALL ROAD	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	2.05	440562.73	448278.16	448278.16	SUPERMARKET REDEVELOPMENT SITE	HORSEFAIR	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	1.08	433359.84	436056.66	436056.66	FORMER COUNCIL HOUSING	AMBERTON TERRACE	A Vacant land	Residential	None
niud	0.48	433420.59	436025.95	436025.95	FORMER COUNCIL HOUSING	AMBERTON TERRACE	A Vacant land	Residential	None
niud	0.31	433436.11	435938.19	435938.19	FORMER COUNCIL HOUSING	FAIRFIELD STREET	A Vacant land	Residential	None
niud	0.42	423769.28	434761.50	434761.50	SITE OF 47 TO 85 AND 38 TO 76	FAIRFIELD STREET	A Vacant land	Residential	None
niud	0.38	423742.69	434716.47	434716.47	CLEARED LAND ADJACENT NO 78	TOWN STREET	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.34	428647.42	430733.95	430733.95	CAR PARK ADJACENT SHOPPING CENTRE	FAIRFIELD STREET	D In use - allocated / co	Car Parks	Outline Planning Permission
niud	0.84	430591.16	435151.94	435151.94	CAR SHOWROOMS AND RETAIL WAREHOUSE	SHEEPSGAR WAY	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	0.32	430634.70	435150.88	435150.88	SCOTTHALL MOTORS WORKSHOP	SHEEPSGAR WAY	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	0.28	435287.44	428903.75	428903.75	PETROL FILLING STATION AND DWELLING HOUSE	LEEDS ROAD	D In use - allocated / co	Retailing	Detailed Planning Permission
niud	2.56	434018.78	427813.30	427813.30	ROTHWELL WEST PRIMARY SCHOOL	STONE BRIG LANE	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.82	420852.64	440811.80	440811.80	SOUTH VIEW PRIMARY SCHOOL	RUFFORD AVENUE	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.26	439962.36	427060.38	427060.38	METHLEY PRIMARY SCHOOL	MAIN LANE	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.69	430727.52	425446.41	425446.41	EAST ARDSLEY PRIMARY SCHOOL SOUTH SITE	PAINT STREET	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.54	425408.70	439942.88	439942.88	COOKRIDGE PRIMARY SCHOOL	TINSHILL DRIVE	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.09	423820.34	438203.84	438203.84	ST MARGARETS C OF E PRIMARY SCHOOL	TOWN STREET	D In use - allocated / co	Educational Buildings	Outline Planning Permission
niud	1.69	441916.45	430487.06	430487.06	KIPPAX GIBSON LANE PRIMARY SCHOOL	GIBSON LANE	D In use - allocated / co	Educational Buildings	None
niud	1.04	420329.46	445250.98	445250.98	PROPOSED SUPERMARKET SITE OFF BONDGATE AND MYERS CROFT	BONDGATE	E In use - with potential	Industry	None
niud	0.90	437055.41	429150.22	429150.22	MINERVA INDUSTRIAL ESTATE	ABERFORD ROAD	E In use - with potential	Industry	None
niud	3.26	418756.09	442575.65	442575.65	COOPER LIGHTING PREMISES	NETHERFIELD ROAD	E In use - with potential	Industry	None
niud	1.97	418708.28	442715.22	442715.22	BROOK CROMPTON MOTORS PREMISES	NETHERFIELD ROAD	E In use - with potential	Industry	None
niud	1.51	430014.33	432821.42	432821.42	HINDLE VALVES	GREAT WILSON STREET	E In use - with potential	Industry	None
niud	0.46	428972.55	433197.06	433197.06	LAND TO REAR OF HALF ROUNDHOUSE	GRAINGERS WAY	A Vacant land	Previously Developed Land which is now Vaca	Detailed Planning Permission
niud	0.91	426196.55	433750.38	433750.38	TOWER WORKS	MOORFIELD ROAD	E In use - with potential	Industry	None
niud	0.41	428861.88	431035.14	431035.14	FORMER BEESTON MANOR A P H	MANORFIELD	A Vacant land	Institutional and Communal Accommodation	None
niud	0.32	425868.63	435419.14	435419.14	BUILDING AND LAND TO EAST OF KIRKSTALL HALL	BROAD LANE	B Vacant buildings	Offices	None
niud	0.71	426018.52	427610.88	427610.88	FIELD MILLS	SCATCHERD LANE	E In use - with potential	Industry	None
niud	0.80	420962.00	440843.42	440843.42	SOUTH VIEW INFANTS SCHOOL	RUFFORD AVENUE	E In use - with potential	Educational Buildings	None
niud	0.32	430628.12	434843.55	434843.55	GAS HOLDER STATION	SHEEPSGAR STREET NORTH	A Vacant land	Utilities	None
niud	0.66	434229.58	434164.08	434164.08	FORMER HIGHWAYS DEPOT	OLD YORK ROAD	A Vacant land	Storage and Warehousing	None

WASTE SITE SELECTION REPORT

APPENDIX 1

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
niud	0.66	426279.28	435182.82	REAR OF ST ANNS MILLS	COMMERCIAL ROAD	A	Vacant land	Storage and Warehousing	None
niud	0.34	420571.53	41074.90	THE OLD MILL	MIRY LANE	E	In use - with potential	Industry	None
niud	0.38	429810.44	430561.20	311	DEWSBURY ROAD	E	In use - with potential	Industry	None
niud	0.32	429747.77	431694.71	CLEARED SITE OF 45 TO 60	BRETT GARDENS	B	Vacant land	Residential	None
niud	0.26	433733.39	436080.41	FEARVILLE HOUSE	DIB LANE	B	Vacant buildings	Residential	Detailed Planning Permission
niud	0.97	430376.58	435672.16	CLEARED HOUSING LAND ADJ 33	SCOTT HALL DRIVE	A	Vacant land	Residential	None
niud	0.28	432497.05	435670.83	LAND ADJOINING 23 TO 29	ST WILFRIDS AVENUE	A	Vacant land	Residential	None
niud	1.07	433064.57	435456.58	SITE OF OAKWOOD PRIMARY SCHOOL	THORN WALK	A	Vacant land	Educational Buildings	Allocated in Local Plan
niud	0.27	434179.89	436916.92	LAND ADJOINING 97 - 101	ASKET DRIVE	A	Vacant land	Residential	None
niud	0.42	435705.66	436112.47	SEACROFT GRANGE	THE GREEN	C	Derelict	Institutional Buildings	None
niud	0.31	435576.55	436146.28	SITE OF FORMER YOUTH CLUB	SEACROFT CRESCENT	A	Vacant land	Institutional Buildings	None
niud	0.33	436096.18	436807.55	FORMER COMMUNITY CENTRE	HEADON GREEN	A	Vacant land	Institutional Buildings	None
niud	0.27	431996.45	431490.49	VACANT LAND	SEVERN WAY	A	Vacant land	Industry	Allocated in Local Plan
niud	1.73	432082.89	434795.22	FORMER RECLAMATION CENTRE	STANLEY ROAD	A	Vacant land	Utilities	Detailed Planning Permission
niud	0.30	430577.00	433975.31	BUILDING AND CAR PARK	TRAFALGAR STREET	E	In use - with potential	Storage and Warehousing	None
niud	0.40	430813.13	434149.72	REGENTS PARK HOUSE	LEYLANDS ROAD	E	In use - with potential	Car Parks	None
niud	0.96	429027.25	433612.00	PUBLIC CAR PARK	WEST STREET	E	In use - with potential	Car Parks	None
niud	0.25	429082.75	433773.80	17	MARLBOROUGH STREET	E	In use - with potential	Offices	None
niud	1.49	429972.88	432336.62	LAND TO REAR OF ENTERPRISE HOUSE	APEX VIEW	A	Vacant land	Roads	Within a zone allocated in the Local
niud	0.74	429888.50	434182.12	C CAR PARK	PORTLAND CRESCENT	E	In use - with potential	Car Parks	None
niud	2.12	428714.17	433695.98	YORKSHIRE CHEMICALS PLC	KIRKSTALL ROAD	E	In use - with potential	Industry	None
niud	1.88	428561.34	433626.45	YORKSHIRE CHEMICALS PLC	WELLINGTON ROAD	E	In use - with potential	Industry	None
niud	1.55	427393.62	431581.69	WALLACE ARNOLD TOURS COACH DEPOT	GELDERD ROAD	B	Vacant buildings	Roads	None
niud	3.04	423881.86	436633.69	WDS TOOLING AIDS LTD	POLLARD LANE	B	Vacant buildings	Industry	None
niud	1.15	444604.09	432290.70	SITE OF WOODLANDS MOTEL	GREAT NORTH ROAD	A	Vacant land	Institutional and Communal Accommodation	Detailed Planning Permission
niud	0.45	430943.33	439537.53	INGLEDEW COURT	SANDRINGHAM DRIVE	E	In use - with potential	Residential	None
niud	0.29	429452.92	435367.34	175 AND 177 LAND TO REAR	WOODHOUSE STREET	E	In use - with potential	Retailing	None
niud	1.44	419984.15	445534.68	ASHFIELD WORKS	WESTGATE	E	In use - with potential	Industry	None
niud	0.36	440443.91	447915.20	BRIDGEND HOUSE	BOSTON ROAD	E	In use - with potential	Residential	None
niud	0.37	428051.80	435568.19	49 TO 51	CARDIGAN ROAD	E	In use - with potential	Institutional and Communal Accommodation	None
niud	0.64	430987.52	429167.03	GRASSED AREA, ADJ NO. 151	NEWHALL GATE	A	Vacant land	Landfill Waste Disposal	None
niud	0.34	430402.27	428580.72	LAND AT WESTERN END OF	MANOR FARM ROAD	E	In use - with potential	Car Parks	None
niud	0.51	440325.11	433565.80	FORMER CAR SALES SHOWROOM AND LAND	WAKEFIELD ROAD	A	Vacant land	Retailing	None
niud	0.88	431835.25	433511.23	4	BERKING AVENUE	E	In use - with potential	Industry	None
niud	0.84	431268.27	433269.19	ST MARY'S CHURCH & PRESBYTERY	CHURCH ROAD	B	Vacant buildings	Religious Buildings	None
niud	3.59	422231.43	429883.84	LAND BOUNDED BY MOTORWAY A61 AND A639	WAKEFIELD ROAD	A	Vacant land	Landfill Waste Disposal	Allocated in Local Plan
niud	0.98	424004.67	434611.60	VACANT LAND ADJACENT UNIT 2	DOLPHIN COURT	A	Vacant land	Storage and Warehousing	None
niud	1.24	431152.41	433825.14	AGNES STEWART C.E. HIGH SCHOOL	GROMWELL STREET	E	In use - with potential	Educational Buildings	None
niud	1.73	431429.96	429546.73	MERLYN REES HIGH SCHOOL	MIDDLETON ROAD	E	In use - with potential	Educational Buildings	None
niud	0.28	424443.67	434417.84	CLEARED HOUSING LAND	ELDER ROAD	A	Vacant land	Residential	None
niud	0.26	424336.05	434615.63	REMOVAL VAN PARK	BATH LANE	E	In use - with potential	Storage and Warehousing	None
niud	0.32	424735.95	434483.50	CRAVEN MILLS	ASHBY AVENUE	E	In use - with potential	Storage and Warehousing	None
niud	0.89	421130.61	434675.13	CAR PARK	COTE LANE	E	In use - with potential	Car Parks	None
niud	0.36	427952.44	435576.08	CARDIGAN HOUSE	CARDIGAN ROAD	E	In use - with potential	Residential	None
niud	0.34	420446.70	445380.95	FORMER GAS HOLDER STATION	GROW LANE	A	Vacant land	Utilities	Within a zone allocated in the Local
niud	2.50	419541.13	441710.30	AGED PERSONS FLATS	SHAKESPEAR ROAD	E	In use - with potential	Residential	None
niud	0.38	431390.81	434833.70	ROSEVILLE CENTRE	GLEDHOW ROAD	E	In use - with potential	Educational Buildings	None
niud	0.90	425985.73	440127.91	ASDA CAR PARK	HOLT CRESCENT	E	In use - with potential	Car Parks	None
niud	1.15	426134.93	439912.38	SOUTHERN CAR PARK	FARRER LANE	E	In use - with potential	Car Parks	None
niud	1.18	431271.54	434472.46	PRIMROSE HILL HIGH SCHOOL	HILL STREET	E	In use - with potential	Educational Buildings	None
niud	2.50	422121.72	436133.45	YORKSHIRE ELECTRICITY SUB STATION AND DEPOT	BAGLEY STREET	E	In use - with potential	Utilities	Detailed Planning Permission
niud	0.27	429826.59	435169.84	LEODIS PRODUCTS	WOODHOUSE STREET	D	In use - allocated / co	Utilities	None
niud	0.47	428502.50	433533.42	HAZEL PRODUCTS	ARMLEY ROAD	B	Vacant buildings	Storage and Warehousing	None
niud	0.41	436451.56	428545.34	LAND TO REAR OF 77 TO 79	ABERFORD ROAD	B	Vacant buildings	Retailing	None
niud	0.62	423524.38	434473.48	VACANT TRANSPORT DEPOT	SWINLOW VIEW	B	Vacant buildings	Storage and Warehousing	None
niud	0.54	430976.89	432653.91	VACANT WAREHOUSE UNIT	CARLISLE ROAD	B	Vacant buildings	Storage and Warehousing	None
niud	0.28	426886.11	433733.03	41 TO 45	STANNINGLEY ROAD	E	In use - with potential	Retailing	None
niud	0.57	429453.98	433028.34	18 TO 22	GLOBE ROAD	E	In use - with potential	Industry	None
niud	0.34	431190.45	434566.60	17 TO 19	DOLLY LANE	B	Vacant buildings	Industry	None
niud	0.42	435326.66	437323.28	FULDENE HOUSE	RING ROAD	B	Vacant buildings	Industry	None
niud	0.28	423140.61	435262.03	SITE OF FORMER BLUE MOON PUBLIC HOUSE	SUMMERFIELD DRIVE	A	Vacant land	Retailing	None
niud	0.85	421232.80	433145.63	WESTOVER WORKS	UPPERMOOR	E	In use - with potential	Industry	None
niud	0.44	440668.36	448165.78	CAR PARK	HALLFIELD LANE	E	In use - with potential	Industry	None
niud	0.65	440668.36	448165.78	SITE OF FORMER COUNCIL DEPOT AND MANSION	HALLFIELD LANE	E	In use - with potential	Industry	None
ucs	3.23	420859.63	434315.61	Land availability Site ref 2500330	Pudsey North	A	Vacant land	Storage and Warehousing	None
ucs	3.32	431611.61	429812.11	Land availability Site ref 2102560	Hunslet	A	Vacant land	Storage and Warehousing	None
ucs	0.01	430748.97	433263.80	Land availability Site ref 2000350	City & Holbeck	E	In use - with potential	Industry	None
ucs	0.04	430610.45	433740.73	Land availability Site ref 2000460	City & Holbeck	E	In use - with potential	Industry	None
ucs	0.04	430488.48	433256.55	Land availability Site ref 2000480	City & Holbeck	A	Vacant land	Storage and Warehousing	None

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.05	430532.75	433355.67	Land availability Site ref 2002560	City & Holbeck
ucs	0.11	425028.81	434419.97	Land availability Site ref 2400490	Amley
ucs	0.19	430898.57	435245.11	Land availability Site ref 3401930	Chapel Allerton
ucs	0.03	430222.39	433606.11	Land availability Site ref 2002870	City & Holbeck
ucs	0.01	430295.13	433778.98	Land availability Site ref 2002910	City & Holbeck
ucs	0.03	430060.94	433326.88	Land availability Site ref 2000460	City & Holbeck
ucs	0.03	428644.02	436896.61	Land availability Site ref 2002650	Weetwood
ucs	0.02	429164.61	434620.18	Land availability Site ref 2003030	University
ucs	0.85	429900.70	432657.05	Land availability Site ref 2003040	City & Holbeck
ucs	0.53	431009.88	436023.05	Land availability Site ref 3402050	Chapel Allerton
ucs	0.03	430357.67	433752.44	Land availability Site ref 2003050	City & Holbeck
ucs	0.05	430652.11	433743.05	Land availability Site ref 2003100	City & Holbeck
ucs	0.06	430045.53	433328.58	Land availability Site ref 2003120	City & Holbeck
ucs	0.03	435158.66	433562.59	Land availability Site ref 3200240	Hallon
ucs	0.04	430521.30	433413.44	Land availability Site ref 2003170	City & Holbeck
ucs	0.08	429761.81	434549.52	Land availability Site ref 2003150	University
ucs	0.03	429587.90	432865.22	Land availability Site ref 2003181	City & Holbeck
ucs	0.11	426543.91	427301.98	Land availability Site ref 2302950	Morley South
ucs	4.76	425437.74	436983.83	Land availability Site ref 2602690	Cookridge
ucs	0.29	429310.10	433118.83	Land availability Site ref 2003202	City & Holbeck
ucs	0.02	430251.66	433417.47	Land availability Site ref 2003240	City & Holbeck
ucs	0.03	430649.11	434220.94	Land availability Site ref 2003250	University
ucs	0.06	429704.36	433393.63	Land availability Site ref 2003260	City & Holbeck
ucs	0.04	429624.07	433762.58	Land availability Site ref 2003290	City & Holbeck
ucs	0.09	428541.45	434683.59	Land availability Site ref 2602710	Headingley
ucs	0.04	427416.59	435948.02	Land availability Site ref 2602730	Headingley
ucs	0.04	428576.44	434656.06	Land availability Site ref 2602740	University
ucs	0.24	440559.16	448488.06	Land availability Site ref 3100290	Wetherby
ucs	0.03	430506.69	436664.42	Land availability Site ref 3402100	Chapel Allerton
ucs	0.64	430373.19	434399.98	Land availability Site ref 2003300	University
ucs	0.18	426474.13	427851.17	Land availability Site ref 2303000	Morley South
ucs	0.21	422319.88	433105.97	Land availability Site ref 2502610	Pudsey South
ucs	0.16	428548.11	435267.47	Land availability Site ref 2602750	Headingley
ucs	0.10	424430.59	439032.97	Land availability Site ref 2700170	Headingley
ucs	0.03	434960.36	433359.68	Land availability Site ref 3200310	Horsforth
ucs	0.54	431046.72	432996.41	Bank Mills, Neptune Street	Hallon
ucs	0.91	430953.17	432946.27	Depot Carriage Road	Richmond Hill
ucs	0.19	430065.31	432614.33	Hurley House Dewsbury Road	City & Holbeck
ucs	0.47	430119.58	432638.88	Land south of Access road Meadow Lane	City & Holbeck
ucs	0.55	430127.56	432706.94	Land adj to Leeds Office Park Meadow Lane	City & Holbeck
ucs	0.91	429903.80	434167.77	C and D car park Pontland Crescent	City & Holbeck
ucs	0.23	429475.39	434034.95	St George's church activities centre Great George Street	City & Holbeck
ucs	0.20	429225.41	434008.92	St Anne's Annexe Woodhouse Square	University
ucs	0.17	429232.33	434185.80	Car park adj to Woodhouse Hall, Hyde Street	University
ucs	0.15	428984.58	434213.72	Clarendon Road	University
ucs	0.12	429066.74	434343.66	No 44 Hyde Terrace	University
ucs	0.03	429057.31	434256.87	Rear of 38 Clarendon Road, Back Hyde Terrace	University
ucs	0.15	429116.59	434494.87	Land to rear of electricity sub - station Mount Preston Street	University
ucs	0.14	430466.94	433895.91	Former ABC Cinema, Vicar Lane	City & Holbeck
ucs	0.30	430577.00	433976.31	Building and Car Park Nile Street and Trafalgar Street	University
ucs	0.04	430943.13	433476.97	No 80 York Street	City & Holbeck
ucs	0.02	430860.94	433490.38	Next to 5 St Peter's Place	City & Holbeck
ucs	0.13	430831.83	433485.73	St Peter's Buildings, York Street	City & Holbeck
ucs	0.07	430602.25	433397.41	Corner of Cross York Street and Back York Street	City & Holbeck
ucs	0.09	430489.61	433397.95	84 - 86 Kirkgate	City & Holbeck
ucs	0.02	430439.83	433276.11	28 The Calls	City & Holbeck
ucs	0.02	430263.83	433090.27	36 - 44 Bridge End	City & Holbeck
ucs	0.15	430577.67	433779.75	Chinatown Templar Lane	City & Holbeck
ucs	0.05	430544.45	433758.84	Templar House Lady Lane	City & Holbeck
ucs	0.01	430429.00	433625.64	5 - 7 Harewood Street	City & Holbeck
ucs	0.08	429438.53	433728.20	Police Headquarters, Grace Street	City & Holbeck
ucs	0.02	429250.44	433882.11	13 - 14 Waverley House Woodhouse Square	University
ucs	0.05	431211.98	433630.36	96 Marsh Lane	Richmond Hill
ucs	0.02	431185.64	433627.00	Building adj to 96 Marsh Lane	Richmond Hill
ucs	0.01	431170.61	433630.55	86-94 Marsh Lane	Richmond Hill
ucs	1.82	431160.17	433551.72	Former Railway Yard Marsh Lane/Shannon Street	Richmond Hill
ucs	0.11	430294.20	434116.95	Hume House Lovell Park Road	City & Holbeck
ucs	0.06	430257.64	434125.33	Tower House, Tower House Street	City & Holbeck
ucs	0.47	430272.38	434190.38	Leeds Met Car Park Elmwood Road	City & Holbeck

WASTE SITE SELECTION REPORT

PLG_STATUS

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ADDRESS_2

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.72	430303.11	434236.81	434236.81	Public Car Park Elmwood Street	City & Holbeck University
ucs	0.17	430825.31	434235.42	434235.42	Riviera Textiles Skinner Lane	University
ucs	0.40	430813.13	434149.72	434149.72	Regentis Park House Leylands Road	University
ucs	0.29	430730.20	434079.88	434079.88	Corner of Byron Street and Bridge Road	City & Holbeck
ucs	0.58	430563.88	433868.64	433868.64	Car Park Templar Street	City & Holbeck
ucs	0.61	430522.34	433791.56	433791.56	Car park Templar Street	City & Holbeck
ucs	0.28	430391.92	433800.11	433800.11	97 - 109 Vicar Lane	City & Holbeck
ucs	2.05	430636.19	433733.22	433733.22	Car Park Quarry Hill	City & Holbeck
ucs	0.59	430922.81	433567.28	433567.28	Car Park Quarry Hill	City & Holbeck
ucs	0.19	430865.33	433619.22	433619.22	Car Park Quarry Hill	City & Holbeck
ucs	0.17	430317.13	433760.61	433760.61	Former Odeon Cinema Headrow	City & Holbeck
ucs	0.11	429955.02	433612.78	433612.78	Nar West Upper Basinghall Street	City & Holbeck
ucs	0.05	429831.48	433768.20	433768.20	Above Bar 38 Headrow	City & Holbeck
ucs	0.05	429761.55	433769.09	433769.09	Above Quo Vadite Headrow	City & Holbeck
ucs	0.02	429778.64	433751.44	433751.44	7a South Parade	City & Holbeck
ucs	0.05	429890.19	433753.02	433753.02	3 South Parade (Phoenix House)	City & Holbeck
ucs	0.11	429900.67	433549.20	433549.20	Bank Infirmary Street	City & Holbeck
ucs	0.01	429643.41	433547.61	433547.61	42 Park Place	City & Holbeck
ucs	0.02	429570.21	433601.11	433601.11	15 Park Place	City & Holbeck
ucs	0.21	429392.56	433969.61	433969.61	Joseph's Well Car Park Chorley Lane	University
ucs	0.06	429076.08	433929.00	433929.00	34 Denison Hall Hanover Square	University
ucs	0.04	429032.00	433905.91	433905.91	Car Park next to Oak House Park Lane	University
ucs	0.05	428993.97	433914.20	433914.20	Oak House Park Lane	University
ucs	0.24	428892.59	433766.00	433766.00	Charlie Browns Abbey Street	University
ucs	0.19	428863.66	433827.75	433827.75	Aireton House St Andrew's Place	University
ucs	0.37	429043.22	433722.88	433722.88	Winstons and Land to rear Harcourt Place	University
ucs	0.96	429027.25	433612.00	433612.00	Car Park West Street	University
ucs	1.52	429004.69	433294.13	433294.13	Business and Industrial Units Gotts Road	City & Holbeck
ucs	2.54	428964.23	433156.97	433156.97	Land next to Roundhouse Graingers Way	City & Holbeck
ucs	0.13	429158.95	433549.46	433549.46	Bridge House, Westgate	City & Holbeck
ucs	0.08	429186.34	433578.34	433578.34	Compton House, Westgate	City & Holbeck
ucs	0.11	429121.75	433566.52	433566.52	Elbor Court, Westgate	City & Holbeck
ucs	0.03	429234.38	433977.17	433977.17	Corner Brandon Road/Woodhouse Square	City & Holbeck
ucs	0.16	429699.84	433343.55	433343.55	24 - 35 Aire Street	City & Holbeck
ucs	1.04	429537.48	433382.83	433382.83	Royal Mail House, Aire Street	City & Holbeck
ucs	0.30	429521.39	433507.03	433507.03	16 - 25 York Place	City & Holbeck
ucs	1.11	429209.75	433785.17	433785.17	Marlborough Grange Duncombe Street/Park Lane	University
ucs	0.25	429082.75	433773.80	433773.80	17 (BT Building) Marlborough Street	University
ucs	1.91	429198.97	433358.25	433358.25	Land at rear of Wellington Place (street)	City & Holbeck
ucs	2.12	429422.67	433213.06	433213.06	Whitehall Road Car Park Whitehall Road	City & Holbeck
ucs	4.77	429307.87	433291.28	433291.28	Aireside Centre, Whitehall Road	City & Holbeck
ucs	0.23	429087.16	433225.72	433225.72	Land off Monk Bridge Whitehall Road	City & Holbeck
ucs	0.13	429130.95	433151.42	433151.42	Land off Monk Bridge Whitehall Road	City & Holbeck
ucs	1.85	429161.05	433015.94	433015.94	Monk Bridge Forge, Car Park Whitehall Road	City & Holbeck
ucs	0.20	429301.63	433015.97	433015.97	Land off Globe Road Globe Road	City & Holbeck
ucs	1.70	429539.28	433000.63	433000.63	Tower Works, Globe Road	City & Holbeck
ucs	0.26	429566.89	432949.42	432949.42	Car Par opposite Tower Works Globe Road	City & Holbeck
ucs	0.17	429622.97	432892.17	432892.17	99- 103 Water Lane	City & Holbeck
ucs	0.64	429321.47	432773.97	432773.97	Land to rear of Midland Mills Water Lane	City & Holbeck
ucs	1.98	429410.38	432708.42	432708.42	Land Sweet Street West/Derwent Place Bath Road	City & Holbeck
ucs	0.71	429815.83	432482.41	432482.41	Car Park Sweet Street	City & Holbeck
ucs	1.49	429972.88	432336.62	432336.62	Land to rear Enterprise House/Apex View	City & Holbeck
ucs	0.63	430090.70	432481.41	432481.41	Car Park Corner of Dewsbury Road/Holmes Street	City & Holbeck
ucs	0.77	430256.92	432368.17	432368.17	Watte Land/Works Kildare Street	City & Holbeck
ucs	0.37	430849.17	432607.77	432607.77	Car Park Chadwick Street	City & Holbeck
ucs	6.57	430901.05	432836.00	432836.00	Clarence Dock	City & Holbeck
ucs	1.51	430014.33	432821.42	432821.42	Hindle Valves Great Wilson Street/Victoria Road	City & Holbeck
ucs	0.60	429884.66	432893.17	432893.17	Halifax Bank Car Park Water Lane	City & Holbeck
ucs	0.12	429877.09	433131.55	433131.55	Land to rear Hilton Hotel Little Neville Street	City & Holbeck
ucs	0.98	429763.33	433099.53	433099.53	Granary Wharf/Canal Wharf	City & Holbeck
ucs	0.05	429103.83	433078.03	433078.03	Monk Bridge Forge Whitehall Road	City & Holbeck
ucs	0.32	430273.84	434414.98	434414.98	Island By Halifax Clay Pit Lane	University
ucs	1.51	430100.05	434314.23	434314.23	Ventura House/Hepworth house Clay Pit Lane	City & Holbeck
ucs	0.24	430977.44	433334.41	433334.41	Club corner Mill Street/Marsh Lane	Richmond Hill
ucs	2.26	430548.51	433117.48	433117.48	Brewery Wharf Bowman Lane	City & Holbeck
ucs	0.59	430531.47	432403.42	432403.42	Darnell Works Leathley Road	City & Holbeck
ucs	0.12	430340.75	432328.38	432328.38	Waste ground Ivory Street	City & Holbeck
ucs	1.61	430899.23	433234.50	433234.50	Howarth Timber East Street	Richmond Hill

WASTE SITE SELECTION REPORT

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ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.26	430983.56	433062.44	Trinity Works Neptune Street	Richmond Hill
ucs	0.15	430617.84	433421.55	44 York Street	City & Holbeck
ucs	0.10	430570.98	433408.95	Site at Cross York Street Cross York Street	Richmond Hill
ucs	0.23	431116.01	433022.64	Land at East St and Bow Street East King Street	North
ucs	0.09	430128.97	432027.89	Land at Lingfield Grove, Moor Allerton	North
ucs	0.19	430147.67	435466.45	Land at Fir Tree Green, Moor Allerton	Moortown
ucs	0.11	430667.84	439184.43	Land off Ring Road, Moortown	Roundhay
ucs	0.02	432341.19	438752.84	Land at Devonshire Lane, Street Lane town centre	Roundhay
ucs	0.03	432070.45	438811.88	2nd Floor Office suite, Devonshire House office complex	Moortown
ucs	0.02	429991.28	438557.52	Land at Stonegate Road / King Lane	North
ucs	0.28	429256.66	438747.88	Land off Saxon Road	North
ucs	0.27	429382.02	438827.94	Land off Tynwald Drive	North
ucs	0.11	429315.64	438929.63	Land at Tynwald Close	North
ucs	0.25	429198.36	438835.33	Land off Tynwald Road	North
ucs	0.05	429106.67	438777.13	Land off Alderton Rise	North
ucs	0.26	429020.61	438685.45	Land off Alderton Crescent	North
ucs	0.10	429360.39	439227.04	Land at Cranmer Gardens	North
ucs	0.08	429280.44	439018.92	Land off Tynwald Mount	North
ucs	0.05	429257.48	439050.50	Land off Tynwald Hill	North
ucs	0.06	429200.33	439166.26	Land off Cranmer Bank	North
ucs	0.05	429147.17	439195.69	Land adjacent to 19-29 Cranmer Bank	North
ucs	0.08	429121.88	439227.97	Land off Deanswood View	North
ucs	0.05	429725.58	439201.83	Land off Lingfield View	North
ucs	0.05	429762.44	439076.81	Land at Lingfield Crescent	North
ucs	0.10	429705.08	439172.92	Land at Lingfield Bank	North
ucs	0.10	429746.46	439114.20	Land to rear of Lingfield Walk	Moortown
ucs	0.17	430206.58	438860.75	Land off Queenshill Road	Moortown
ucs	1.44	430414.39	438716.83	Brackenhurst, off Fieldhouse Drive	Moortown
ucs	0.14	430154.92	438373.23	Land to rear of Moorland Rise	Moortown
ucs	0.09	431141.13	438887.19	Land off The Spinney	Moortown
ucs	0.16	430457.55	437786.45	Land at junction of Gledhow Valley Road & Harrogate Road	Moortown
ucs	0.03	430488.52	437297.50	Property adjacent to 170, Harrogate Road	Chapel Allerton
ucs	0.03	430474.97	437038.45	Land adjacent to 1&6 Stainbeck Corner, Harrogate Road	Chapel Allerton
ucs	0.08	430182.45	437455.06	Land off Wood Lane	Chapel Allerton
ucs	0.11	429890.66	437227.64	Land at the end of Carholme View	Moortown
ucs	0.05	430659.54	436829.07	Land at junction of Church Lane & Harrogate Lane	Chapel Allerton
ucs	0.14	430522.14	436940.00	Land adjacent to 31 Harrogate Road	Chapel Allerton
ucs	0.06	430226.36	436917.63	Land off Henconner Lane	Chapel Allerton
ucs	0.11	430362.20	436674.22	Land to rear of 1 - 21 Henconner Avenue	Chapel Allerton
ucs	0.10	430332.35	436541.35	Land adjacent to 85 Newton Lodge Drive	Chapel Allerton
ucs	0.14	430373.19	436543.83	Land adjacent to 84 Newton Lodge Drive	Chapel Allerton
ucs	0.25	429995.63	436651.92	Rutland Lodge, Scothall Road	Chapel Allerton
ucs	0.97	430271.50	436196.53	Properties at Scothall Square	Chapel Allerton
ucs	0.11	429758.09	436940.67	Land at Miles Hill Crescent	Chapel Allerton
ucs	0.46	429821.09	436500.16	Properties at Potternewton Mount / Grove	Chapel Allerton
ucs	0.31	429663.67	436542.55	Properties at Potternewton Mount	Chapel Allerton
ucs	0.31	429574.06	436569.97	Properties at corner of Potternewton Mount & Lane	Chapel Allerton
ucs	0.54	433726.08	437070.97	Land at Wetherby Road	Roundhay
ucs	0.17	432778.97	436956.78	Land to front of 1, Wetherby Road	Roundhay
ucs	0.12	432256.33	436294.00	357, Roundhay Road	Roundhay
ucs	0.13	433367.90	436285.91	Land at junction of Easterly Road & Oakwood Lane	Roundhay
ucs	0.67	433125.42	436350.23	Land to rear of 206-232 Oakwood Lane	Roundhay
ucs	0.30	433285.69	436436.91	Land to rear of Hollin Hill House & cottages, Oakwood Lane	Roundhay
ucs	0.32	433698.07	436522.22	Land off Belle vue Avenue	Roundhay
ucs	0.07	433807.48	436581.95	Land at junction of Belle vue Avenue & North Lane	Roundhay
ucs	0.14	433656.14	436813.67	Land adjacent to 24 Elmest Drive	Roundhay
ucs	0.87	433744.78	436892.99	Land to rear of 9-25 Ladywood Mead	Roundhay
ucs	0.14	433867.38	436485.11	Land at junction of Dib Lane & Easterly Road	Roundhay
ucs	0.08	433807.38	436092.97	Land in Fearnville Close	Harehills
ucs	0.26	433733.39	436080.41	'Fearnville' off Dib Lane	Harehills
ucs	0.12	433670.30	436023.48	Land at junction of Fearnville Drive & Dib Lane	Harehills
ucs	0.09	433406.72	436075.73	Land at junction of Amberton Close & Amberton Terrace	Harehills
ucs	0.12	433368.17	436016.64	Land at the junction of Amberton Terrace & Montague Avenue	Harehills
ucs	0.17	424499.52	437251.23	Little Hawksworth Wood, end of Outwood Walk	Horsforth
ucs	0.36	424230.45	437342.41	Triangle between Outwood Lane, Wood Lane & Craggwood Road	Horsforth
ucs	0.17	424594.93	437423.27	Part of Cragg Wood Craggwood Close	Horsforth
ucs	0.27	424015.78	437088.53	Woods to rear of No's 12-26 Newlaywood Rise	Horsforth
ucs	0.13	425131.05	436920.73	Between 111 & 113, The Woodway P.H., Vesper Road	Kirkstall
ucs	0.11	425192.13	436826.50	Between No's 3&5 Woodhall Drive	Kirkstall

WASTE SITE SELECTION REPORT

PLG_STATUS

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ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	0.66	425340.05	436485.23	Part of Petrol Station, Abbey Road	Kirkstall			
ucs	0.25	425614.06	436382.29	Corner of Vesper Lane & Abbey Road	Kirkstall			
ucs	0.11	426583.02	435777.13	Land adjacent to The Rectory - St Stephen's C of E church, Station	Kirkstall			
ucs	0.14	426634.66	435720.94	Site of Almshouses adj to No 91 Kirkstall Lane	Kirkstall			
ucs	0.30	426835.09	435798.78	Headingley Station & Works, Sayers Close	Kirkstall			
ucs	0.71	426504.45	435582.73	Kirkstall Hill (No 6)	Kirkstall			
ucs	0.15	426398.09	435493.33	Liberal Club & Car park, Beecroft Street	Kirkstall			
ucs	0.25	426348.97	435521.86	Land adjacent to shopping centre on Commercial Road	Kirkstall			
ucs	0.40	426216.42	435545.31	Public House & Club Bridge Road	Kirkstall			
ucs	0.09	426450.83	435492.62	Car park rear of no. 28 Kirkstall Lane & Beecroft Street	Kirkstall			
ucs	0.30	426681.00	435441.64	No's 56-66 & 156-170, Argie Avenue	Kirkstall			
ucs	0.23	426778.05	435342.30	Former garage courts, Argie Avenue	Kirkstall			
ucs	0.12	426601.70	435212.07	Garage court & parking area, Gilbert Close	Kirkstall			
ucs	0.17	426600.31	435143.29	Adjacent Kirkdene, Commercial Road	Kirkstall			
ucs	0.21	426557.50	435096.81	Former filling station at 118, Commercial Road	Kirkstall			
ucs	0.63	426280.55	435182.72	Rear of St Anne's Mills, Commercial Road	Kirkstall			
ucs	0.19	427094.50	434783.31	Petrol filling station, Kirkstall Road	Kirkstall			
ucs	0.26	427722.97	434913.78	Factory adjacent to Burley Methodist Church, Cardigan Lane	Kirkstall			
ucs	0.31	427780.48	434462.42	Between St Matthias Street & Wolsey Road, Kirkstall Road	Kirkstall			
ucs	1.06	428070.71	434099.75	Leeds City Council Depot, Willow Road	Kirkstall			
ucs	0.28	428041.32	434453.59	Adjacent club, Willow Lane	Kirkstall			
ucs	0.33	428065.45	434752.02	Works building 210-230, Cardigan Lane	Kirkstall			
ucs	0.29	428620.20	434702.33	Cleared canal housing, Benson Court	University			
ucs	0.25	428271.78	434219.38	In front of Radio Aire, Kirkstall Road	University			
ucs	0.89	426761.92	434966.86	Roadside verge, southside of Commercial Road	Kirkstall			
ucs	0.05	429031.75	435483.63	Former Post & Sorting Office, Woodhouse Street	University			
ucs	0.29	429452.92	435367.34	175 & 177 & land to rear of Woodhouse Street	University			
ucs	0.12	429504.95	435350.59	Land either side of Midgeley Place, Holborn Approach	University			
ucs	0.22	429569.95	435364.08	Land at corner of Moorside Social Club, Woodhouse Street	University			
ucs	0.45	429827.34	435247.58	Corner of Craven Road, in front of Grafton School, Cambridge Road	University			
ucs	0.25	429946.93	435095.88	West corner of Servia Hill, Servia Road	University			
ucs	0.32	430019.50	435072.55	East corner of Servia Hill, Servia Road	University			
ucs	0.99	429517.39	435159.50	St Mark's church, St Mark's Road (E3a-6)	University			
ucs	0.78	429444.00	435208.42	West of St Mark's church, St Mark's Road	University			
ucs	0.64	430143.79	435185.82	Land at junction of Cambridge Road & Meanwood Road	University			
ucs	0.06	430344.08	435021.73	120 - 134, Meanwood Road, Ormonde Place	University			
ucs	0.04	430194.17	435171.88	Factory, 193-197, Meanwood Road	University			
ucs	1.12	430286.83	435443.61	Site off Busingthorpe Lane / Stonegate	Chapel Allerton			
ucs	0.02	430191.11	435551.05	137, Busingthorpe Lane	Chapel Allerton			
ucs	0.38	430159.28	435607.62	Land between Busingthorpe Lane, Lorry Bank & Scotthill Street	Chapel Allerton			
ucs	0.08	430017.56	435567.19	Land adjacent to 136, Busingthorpe Lane at junction of Meanwood Road	Chapel Allerton			
ucs	0.11	430224.91	435523.94	Land at junction of Busingthorpe Vale & Busingthorpe Lane	University			
ucs	0.12	430419.75	435499.48	Land in front of 1 - 21 Scott Hall Drive	Chapel Allerton			
ucs	0.97	430376.58	435672.16	Land to rear of 51-77, Scott Hall Drive	Chapel Allerton			
ucs	0.07	430202.50	435362.00	Land between Stocks Street & Penraevon Avenue	University			
ucs	0.06	430888.02	435978.19	Land to rear of 275, Chapel Allerton Road - Back Sholebrooke Avenue	Chapel Allerton			
ucs	0.17	430987.97	435944.45	Land at junction of Newton Road & Woodland Grove	Chapel Allerton			
ucs	0.18	430744.25	435850.97	Community Centre, 40, Reginald Terrace	Chapel Allerton			
ucs	0.08	430965.89	435685.13	146 & 148 Chapel Allerton Road & 1, Grange Avenue	Chapel Allerton			
ucs	0.05	430957.41	435649.69	144 Chapel Allerton Road & 2, Grange Avenue	Chapel Allerton			
ucs	0.11	430812.72	435423.45	Land between 131 & 137 Chapel Allerton Road	Chapel Allerton			
ucs	0.38	424575.88	439036.05	Land south of Haigh Wood crescent	Chapel Allerton			
ucs	0.68	425301.53	438848.31	Cookridge Hospital (adjacent No 19), Silk Mill Way	Cookridge			
ucs	0.41	425409.30	438798.05	Social Centre, Cookridge Hospital, Silk Mill Way	Cookridge			
ucs	0.35	425151.55	438599.75	Between Spring Wood & Silk Mill Approach	Cookridge			
ucs	0.10	425012.05	438649.08	Adjacent 132, Silk Mill Approach	Cookridge			
ucs	0.19	425086.38	438704.80	Rear of 68 - 86m Silk Mill Approach	Cookridge			
ucs	0.37	425625.67	438777.70	East of Silk Mill Mews, Silk Mill Approach	Cookridge			
ucs	1.73	425706.64	438116.33	Wirra House, Clayton Wood Rise / Ring Road	Woodstock			
ucs	0.26	425828.26	438190.06	Factory opposite Wirra House, Clayton Wood Rise	Woodstock			
ucs	0.31	425821.05	438345.92	Adjacent Woodside Court, Clayton Wood Close	Woodstock			
ucs	0.24	425903.69	438341.23	Adjoining E3B12, opposite NLUD 472001042, Clayton Wood Close	Woodstock			
ucs	1.15	425655.22	438246.36	Clayton Wood Ponds, Clayton Wood Road	Woodstock			
ucs	14.51	425498.58	438330.04	Woodside Quarry, Clayton Wood Road	Woodstock			
ucs	0.31	425691.39	438016.08	Adjacent 1 - 61 Clayton Wood Court, Ring Road	Woodstock			
ucs	0.19	425567.33	437960.47	Adjacent 61-67 Fillingfir Drive, Ring Road	Woodstock			
ucs	0.09	425681.17	437800.95	Between 23 & 25 Fillingfir Drive	Woodstock			
ucs	0.19	425707.19	437832.28	End of Latchmere View, Latchmere View/ Fillingfir Drive	Woodstock			
ucs	0.10	425912.16	437794.09	End of Old Farm Walk, Latchmere Road	Woodstock			

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	1.36	425270.36	437784.88	Vehicle Breakers Yard, Corn Mill Fold	Horsthor
ucs	0.64	420632.45	439799.82	r/oThe Shires & 4 - 7 Low Fold, New Road Side	Alreborough
ucs	0.19	420785.02	439871.77	Former filling station, New Road Side	Alreborough
ucs	0.20	420920.58	439784.86	Adjacent No 4, John Street	Olley & Whatfedale
ucs	0.02	420810.16	439747.00	New Road Side	Alreborough
ucs	0.10	421208.80	441047.45	Quarry Mount, Alexandra Terraces, Yeadon	Alreborough
ucs	0.08	421125.52	441259.63	Garages, Albert Square	Alreborough
ucs	0.11	421186.34	441233.83	Adjacent World's End, Cemetery Road	Alreborough
ucs	0.10	420851.48	441353.66	Garages adjacent Hawthorne Crescent, Haw Lane	Alreborough
ucs	0.13	420749.80	441204.70	Corner of Hawthorne Lane & Silver Lane, Yeadon	Alreborough
ucs	0.06	420359.64	441227.19	End of Park Grove, Yeadon	Alreborough
ucs	0.20	420438.55	441071.68	Rear of 15 - 21, Kirk Lane, Yeadon	Alreborough
ucs	0.11	421060.53	441121.39	Corner High Street & Harper Lane	Alreborough
ucs	0.29	420951.13	441203.74	Opposite Consort House, Marshall Street	Alreborough
ucs	0.24	421043.95	441227.25	Adjacent & behind No 4 Marshall Street	Alreborough
ucs	0.03	420975.61	441169.73	67, King Street, Yeadon (upper floors)	Alreborough
ucs	0.09	420725.48	441141.72	Adjacent No 8 Town Street, Yeadon	Alreborough
ucs	0.37	420812.45	441025.06	In front of Abbey Garth, Well Hill	Alreborough
ucs	0.17	420648.02	440978.03	Corner of Harper Terrace & Southview Road	Alreborough
ucs	0.79	422879.45	438182.86	Rear of 12 & 14, West End Rise	Horsthor
ucs	0.15	423122.76	434879.00	Land at corner of Broad Lane & Swinnow Lane	Bramley
ucs	0.42	423769.28	434761.50	Land at Fairfield Street - No's 47 - 85	Bramley
ucs	0.57	423942.41	434753.44	Land at Fairfield Street - No's 99 - 153	Bramley
ucs	0.38	423742.69	434716.44	Land at Fairfield Street - No's 38 - 76	Bramley
ucs	0.06	424089.30	434657.67	Land at the end of Station Mount and Terrace, on Rosemont Terrace	Bramley
ucs	0.58	424004.67	434461.60	Land at Bramley Station, Swinnow Road / Stanningley Road	Bramley
ucs	0.56	424049.11	434318.52	Land adjacent to Safeway's supermarket, Swinnow Road	Amley
ucs	0.18	423959.56	434319.17	Land in front of Safeway's supermarket, Swinnow Road	Amley
ucs	1.36	423681.92	434404.97	Land adjacent to Sunnyside Road, Stanningley Bypass	Bramley
ucs	0.18	423417.39	434659.70	Allotments adjacent to 432 Stanningley Road	Bramley
ucs	0.11	422645.94	434786.83	Land to rear of Wagon & Horses PH, Town Street	Bramley
ucs	0.10	422411.75	434597.53	Land at Keighley Place	Pudsey North
ucs	0.05	422450.31	434708.70	Works off Vickersdale, end of Grove street	Bramley
ucs	0.04	422367.36	434752.48	Land at Ada's Place / Haydn's Terrace	Bramley
ucs	0.27	422421.67	434758.36	Land at Arthur Street/Fern Terrace/ Grove Street	Bramley
ucs	0.21	422404.84	434693.25	Depot on Arthur Street/Grove Street	Bramley
ucs	3.97	422214.63	434618.41	Stanningley Works, Town Street	Bramley
ucs	0.11	422258.89	434508.97	Land between Town Street/Wood's Row & Vernon Place	Bramley
ucs	0.08	422305.77	434540.78	Scrap metal yard off Town Street/ Fowlers Place	Bramley
ucs	0.09	422023.97	434244.77	Land at Bockock Street off Varley Street	Pudsey North
ucs	0.32	421956.91	434161.31	Land to rear of Leigh House, Varley Street	Pudsey North
ucs	0.17	422091.02	434249.18	Land between 108 & 96 Richardshaw Lane	Pudsey North
ucs	0.24	422026.19	434168.92	Warehouse adjacent to 171, Richardshaw Lane	Pudsey North
ucs	2.95	422540.88	434546.88	Land to the rear of Ofico House, Town Street	Bramley
ucs	0.14	424828.62	434572.50	Land adjacent to Barley Mow PH, Lower Town Street	Bramley
ucs	0.11	424738.63	434411.58	Land adjacent to 401, Stanningley Road	Amley
ucs	0.07	424686.33	434420.16	Land at junction of Back Lane & Stanningley Road	Amley
ucs	0.81	424953.00	434349.03	Clifton House, 377, Stanningley Road	Amley
ucs	0.04	424813.66	434424.05	Land adjacent to 367, Stanningley Road	Amley
ucs	0.13	424435.67	434078.41	Land adjacent to Grange Bungalow, Spring Valley	Amley
ucs	0.28	424443.67	434417.84	Land at Scarbro' junction off Stanningley Road/ Elder Road	Amley
ucs	0.30	424238.91	434426.73	473, Stanningley Road	Amley
ucs	0.72	424099.72	434395.34	Land off Elder Road/ Swinnow Road	Amley
ucs	0.15	424370.66	434795.00	Land at Henley Crescent/ Henley View	Bramley
ucs	0.14	424251.94	434726.67	Land off Melbourne Grove/Brighton Cliff	Bramley
ucs	0.51	424353.36	434676.31	Land to rear of 30-34, Bath Lane	Bramley
ucs	0.26	424336.05	434615.63	Works site, Bath Lane	Bramley
ucs	0.32	424735.95	434483.50	Craven Mills, Daisfield Road	Bramley
ucs	0.06	421894.36	434405.14	Wilson's Yard, Sunfield	Pudsey North
ucs	0.10	421796.42	434331.31	Works off Bradford Road, adjacent to 41	Pudsey North
ucs	0.21	421748.11	434410.03	Club, 68-72, Bradford Road	Pudsey North
ucs	0.24	421241.59	434424.33	Land off Bradford Road/ Carlisle Street	Pudsey North
ucs	0.23	421062.95	434354.47	Land at Owicotes Lane, at end of Woodlands Avenue	Pudsey North
ucs	0.42	421265.42	434279.86	Land at Wood Nook, to rear of New Pudsey Station	Pudsey North
ucs	0.32	421075.20	434516.70	Land at Dawson's Corner, Bradford Road/ Cole Lane	Pudsey North
ucs	0.45	421145.38	434599.22	Land adjacent to Civic Hall, Dawson's Corner	Pudsey North
ucs	0.89	421130.61	434675.13	Car park to rear of Civic Hall, Dawson's Corner	Pudsey North
ucs	0.10	421675.42	434956.44	Land adjacent to Liberal Club, Old Road	Pudsey North
ucs	0.17	421558.75	435309.19	Land at High Bank Street, off Low Bank Street	Pudsey North

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	1.31	421584.44	435424.44	Allotment gardens off Red Lane	Pudsey North
ucs	0.09	421675.73	435270.25	Land adjacent to Marsden Court, Water Lane/Charles Street	Pudsey North
ucs	0.08	421847.73	435612.83	Land adjacent to 65, Kirklees Drive & 2, Kirklees Garth	Pudsey North
ucs	0.44	421889.22	435457.40	Land between Cherry Tree Drive / High Street (H3B:58)	Pudsey North
ucs	0.42	421843.30	435381.09	Land at junction of Town Street/ Cherry Tree Drive (H3B:59)	Pudsey North
ucs	0.53	429009.13	435546.11	Cliffdene, Cliff Road	Headingley
ucs	0.22	428809.84	435748.88	5, Grosvenor Road	Headingley
ucs	0.07	428581.70	435633.31	35, Headingley Lane	Headingley
ucs	0.53	428385.39	435683.83	Buckingham House, 41, Headingley Lane	Headingley
ucs	1.58	428208.06	435884.28	Land around St Columba's Church, Headingley Lane	Headingley
ucs	0.25	428115.57	435790.66	53, Headingley Lane/Spring Bank Cottages	Headingley
ucs	0.07	427915.88	436084.47	Garage adjacent to Headingley Primary School, Bennett Road	Headingley
ucs	0.09	427761.80	436070.02	25/27 Bennett Road	Headingley
ucs	0.36	427952.44	435576.08	Land adjacent to Cardigan House, Cardigan Road	Headingley
ucs	0.05	427909.95	435893.80	Garage, 2 St Michael's Lane	Headingley
ucs	0.34	427323.02	436187.47	Site at Rokeby Gardens	Headingley
ucs	0.16	42747.53	436396.77	Land at junction of Olley Road & St Anne's Road	Headingley
ucs	1.46	427160.19	437099.53	Reservoir (covered) Churchwood Avenue	Weetwood
ucs	0.10	42717.58	437043.38	6, Hollin Lane	Weetwood
ucs	0.13	427702.33	436864.45	Land between 19 & 23 Cottage Road	Weetwood
ucs	0.36	428185.41	436785.22	5/6a Monk Bridge Road / School Lane	Weetwood
ucs	0.09	428705.03	436725.14	Land to front of 561 & 563, Meanwood Road	Weetwood
ucs	0.09	428355.62	435766.71	Land adjacent to 1-8, The Poppers, off Headingley Lane	Headingley
ucs	0.20	428373.69	436221.53	Land to rear of 39-55 Shire Oak Road	Headingley
ucs	0.23	428037.48	436123.69	Land adjacent to Headingley Hall, Shire Oak Road	Headingley
ucs	0.17	428547.95	435267.47	54 & 54a Brudenell Road, and site to rear	Headingley
ucs	0.01	429763.64	435835.42	Building to rear of 360, Meanwood Road	Headingley
ucs	0.01	429747.17	435842.63	Building to rear of 364, Meanwood Road	Headingley
ucs	0.15	436266.17	434302.38	Former filling station, (adj Silkstone Court) Ring Road, Halton	University
ucs	0.02	436157.92	434384.03	Top floors of 20-24, Station Road	Halton
ucs	0.10	436243.53	434338.28	Adjoining Curry's, Ring Road	Halton
ucs	0.12	436135.56	434527.27	Former filling station, Station Road	Burmanoffs
ucs	0.12	436208.89	434492.56	Upper floors 52 & 52a Crossgates Centre, Station Road	Burmanoffs
ucs	0.20	435957.64	434543.66	Club car park, Orchard Road	Burmanoffs
ucs	0.24	435535.08	434703.67	In front of Community Centre, Maryfield Avenue	Burmanoffs
ucs	0.32	435110.95	434695.17	Corner of Bridle path & York Road	Burmanoffs
ucs	0.58	435317.20	434757.98	Corner of York Road / Crossgates Road	Burmanoffs
ucs	0.18	435124.92	434830.73	Land adjacent & rear of 802 Foundry Lane	Burmanoffs
ucs	0.17	435158.16	435041.88	Adjacent to Housing Office, Moresdale Lane	Seacroft
ucs	0.12	435118.08	435094.77	No's 39-45, Tarnside Drive	Seacroft
ucs	0.26	434971.33	435086.11	In front of 98-128, Moresdale Lane	Seacroft
ucs	0.46	434331.47	434496.44	Office unit adjacent to Kernel House, Killingbeck Drive	Burmanoffs
ucs	0.86	434306.08	434378.30	Corner of Killingbeck Drive, York Road	Burmanoffs
ucs	0.66	434229.58	434164.08	Former Highways Depot, Old York Road	Burmanoffs
ucs	0.03	435201.67	433608.25	Between Hall & No. 31, Chapel Street	Halton
ucs	0.10	435065.14	433447.98	Upper floors, 184-210, Selby Road	Halton
ucs	0.27	434904.91	433344.97	Corner of Irwin Approach & Templenewsam Road	Halton
ucs	0.32	434846.83	433410.45	Corner of Selby Road, adjacent Irwin Arms, Templenewsam Road	Halton
ucs	0.01	434925.34	433440.89	221 & 223 Selby Road	Halton
ucs	0.86	434900.16	433680.09	Part of recreation ground, Primrose Lane	Halton
ucs	0.19	430900.80	434053.00	Bryan Street mills, Millwright Street	University
ucs	0.17	430921.66	434149.50	Car park, Millwright Street	University
ucs	0.07	430904.59	434441.40	Former central garage, Henbury Street / Bristol Street	University
ucs	0.12	430768.42	434462.36	Unit 7, 9, 11, Sheepscar Grove	University
ucs	0.24	430652.19	434342.20	Verge to road, North Street	University
ucs	0.86	430557.17	434503.03	Verge to Claypit Lane	University
ucs	0.31	430929.35	434697.93	In front of Anselmy's Bakery, Manor Street	University
ucs	0.42	430862.42	434858.67	Expansion land adjacent to Thomas Danby College, Roundhay Road	University
ucs	2.90	430918.95	434926.16	Adjacent & rear of Thomas Danby College, Roundhay Road	University
ucs	0.13	430757.94	434888.09	Adjacent to Ramgarhia Sikh Centre, Chapeltown Road	University
ucs	0.19	430769.44	435000.09	Adjacent to Ramgarhia Sikh Centre, corner of Chapeltown Road / Barra	University
ucs	0.32	430628.37	434843.55	Gas holder station, Sheepscar Street North	University
ucs	1.04	430549.23	434753.72	Verge at corner Meanwood Road, Claypit Lane	University
ucs	0.26	430337.51	434829.43	Rear of community centre / Lovell Park Social Club, Oatland Green	University
ucs	0.57	430364.50	434518.68	Corner Claypit Lane & Lovell Park Road	University
ucs	0.14	430221.98	434644.78	Adjacent to No 74, Carlton Rise	University
ucs	0.63	430071.32	434801.91	Land between Carlton Hill & Hawkins Drive, Leicester Place	University
ucs	0.24	430068.58	434992.93	At junction of Servia Hill & Grosvenor Hill	University
ucs	0.48	430267.52	434522.73	Corner of Carlton Chase, Carlton Carr, Carlton Gate	University

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	0.13	423788.50	438022.75	Between 54a & 42, Town Street	Horforth			
ucs	0.04	423706.75	437994.69	33-37, Town Street	Horforth			
ucs	0.04	423720.77	437962.11	22-28, Town Street	Horforth			
ucs	0.17	423680.55	437850.64	Garden of Rest, The Green	Horforth			
ucs	0.74	424010.20	438218.39	Former industrial site, Broadgate Lane	Horforth			
ucs	0.19	424064.50	438153.25	Land adjacent to 8 Kerry Hill	Horforth			
ucs	0.13	423903.70	438123.08	Land adjacent to Kerry House, 10 Town Street	Horforth			
ucs	0.13	424438.97	438679.75	Brookfoot Court car park, Low Lane	Horforth			
ucs	0.22	424370.89	438783.36	Woodland adjacent to Mills, Low Lane	Horforth			
ucs	0.45	429574.86	434868.48	Land at Woodhouse Lane, St Marks Road	University			
ucs	0.15	429625.88	434867.23	Veige in front of shop at 5, Blenheim Way, St. Marks Road	University			
ucs	0.13	429792.63	434898.66	Infront of 5, Winfield Place, Leicester Place	University			
ucs	0.20	429956.45	434647.48	Adjacent Blenheim Primary School, Lofthouse Place	University			
ucs	0.07	429920.80	434679.36	No.78 & adjacent land, Lofthouse Place	University			
ucs	0.32	426129.11	427561.17	Corporation Street depot, Corporation Street	Morley North			
ucs	0.71	426018.52	427610.88	Field Mills, Scatterd Lane	Morley North			
ucs	0.06	426295.42	427446.19	Fountain Street	Morley South			
ucs	0.15	426337.11	427633.96	10.10a, 10b, rear of 8 Wesley Street	Morley South			
ucs	0.04	426481.59	427467.25	3.5,7,9,11, 13.15, Fountain Street	Morley South			
ucs	0.23	426425.21	427381.13	Land beyond No. 27, Hunger Hill	Morley South			
ucs	0.05	426491.16	427364.00	Somerset House, 16, King Street	Morley South			
ucs	0.10	426569.78	427447.42	St Paul's House, High Street	Morley South			
ucs	0.06	426545.13	427451.34	New Pavillion, High Street	Morley South			
ucs	0.06	426627.11	427451.23	19 (Russell House), High Street	Morley South			
ucs	0.07	426568.73	427371.77	Adjacent to 15, South Queen Street, corner of St Paul's Street	Morley South			
ucs	0.90	426596.97	427179.77	Land at junction of Bridge Street/ Magpie Lane/ Glen Road	Morley South			
ucs	0.11	426471.81	427119.96	Land to rear of Albion Hotel Pub, Mill Street	Morley South			
ucs	0.06	426483.25	427160.76	Yard to rear of Wellington Mills, Mill Street	Morley South			
ucs	0.06	426501.67	427170.33	Wellington Mills, Bridge Street	Morley South			
ucs	0.09	426449.34	427154.72	Land opposite 44 & 46 High Street	Morley South			
ucs	0.04	426475.06	427178.69	No's 65 & 67, High Street	Morley South			
ucs	0.18	426687.76	427532.67	Melbourne and Adelaide Mills, Melbourne Street	Morley South			
ucs	0.15	426688.83	427553.50	Melbourne and Adelaide Mills, Melbourne Street	Morley South			
ucs	0.15	426786.38	427836.05	Land adjacent to City Mills, Ilford Street	Morley South			
ucs	0.20	426819.03	427713.67	Land to rear of 22-28, (evens) South Parade	Morley South			
ucs	0.13	426801.09	427747.06	Land adjacent to City Mills, Tennyson Street / South Parade	Morley South			
ucs	0.02	426424.91	427846.38	Land adjacent to No. 29 (The Town House), Commercial Street	Morley South			
ucs	0.02	426376.50	427897.57	Land adjacent to Library, Commercial Street	Morley South			
ucs	0.17	421913.64	436502.24	East of 'Oaklands', Ring Road, Rodley	Pudsey North			
ucs	0.34	422093.57	436134.25	Land to west of sub station off Oaklands Road	Pudsey North			
ucs	1.50	422212.72	436164.27	Land surrounding electricity sub station, Bagley Lane	Pudsey North			
ucs	0.12	422408.45	436341.62	Land east of 193, Town Street, Rodley	Pudsey North			
ucs	1.15	422472.53	436101.27	Land south west of 37, Club Lane	Pudsey North			
ucs	0.18	422359.77	436242.33	Rear of 20-26, Club Lane	Pudsey North			
ucs	0.51	422889.19	436125.00	Woodeson House & buildings, Town Street / Lastingham Road	Pudsey North			
ucs	0.32	422603.92	436060.13	Land opposite 28 - 40, (evens) Lastingham Road	Pudsey North			
ucs	0.62	422838.09	435796.50	Land to rear of 18, Horton Close	Pudsey North			
ucs	0.17	423491.19	435686.08	Land south of Ross Grove	Bramley			
ucs	0.12	423499.84	435509.95	Land to front of 82-100 (evens), Langley Road	Bramley			
ucs	0.16	424345.73	435974.88	Land to south of 2-60, Ganners Way	Bramley			
ucs	0.10	424384.16	435943.14	Land to north of 35-49 (odds), Ganners Way	Bramley			
ucs	0.20	424356.73	435689.22	342 & allotment gardens to rear of Broad Lane	Bramley			
ucs	0.09	424679.55	435871.45	Land adjacent of 46, Ganners Rise	Bramley			
ucs	0.21	424564.19	435862.74	10-16, (evens) Ganners Hill (& Ganners Garth)	Bramley			
ucs	0.61	424946.22	435973.91	Land either side of St Catherine's Green	Bramley			
ucs	0.17	424770.67	435892.38	Land to the front of 5-31, (odds) St Catherine's Hill	Bramley			
ucs	0.15	424923.20	435666.19	Land between 51-57, St Catherine's Crescent & land adjacent to 230,	Bramley			
ucs	0.10	424309.78	435273.59	Land to rear of 303-313, Upper Town Street (Westover Road)	Bramley			
ucs	0.12	424232.59	435144.42	Land to rear of 45-59, Westover Road	Bramley			
ucs	0.21	424612.66	435034.92	Land adjacent to St Peter's Court, Lower Town Street	Bramley			
ucs	0.12	424212.30	435391.52	331, Upper Town Street & 1, Hayles Yard	Bramley			
ucs	0.17	432313.16	435662.13	Land adjacent to Hovingham Primary School, St Wilfrid's Drive	Harehills			
ucs	0.59	432351.34	435704.80	Land between St Wilfrid's Drive & Easterly Road	Harehills			
ucs	0.11	432286.14	435593.36	Land along Hovingham Grove	Harehills			
ucs	0.28	432497.05	435670.83	Land between 29 & 71, St Wilfrid's Avenue	Harehills			
ucs	0.32	432603.70	435657.25	Land between 15 & 67, Easterly Mount	Harehills			
ucs	0.24	432645.23	435656.42	Land between 20 & 62, Easterly Mount	Harehills			
ucs	0.13	432853.11	435809.56	Land between Amberton Road & Place & Gipton Wood Road	Harehills			
ucs	0.19	432900.13	435519.09	Land between 117 & 151, Foundry Avenue	Harehills			

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.05	432452.92	435391.14	Land at junction of Chatsworth Close & Road	Harehills
ucs	0.13	432391.30	435490.03	Land fronting 27-53, St Wilfrid's Drive	Harehills
ucs	0.54	432074.34	435370.17	Land between Milan Street, Conway Road & Harehills Lane	Harehills
ucs	0.79	426973.30	426859.41	Land to rear of 1-17, off Elmfield Road	Morley South
ucs	0.15	426413.50	427108.84	Vacant land between Mill Street & High Street	Morley South
ucs	0.03	426313.77	428077.30	15, 19-27, Queen Street	Morley South
ucs	0.01	426320.52	428173.28	4, 4a Morley Bottoms / Cheapside	Morley North
ucs	0.12	426389.81	428168.59	1-9 & rough land standing to east of Chapel Hill	Morley North
ucs	0.01	426363.34	428142.31	6, Morley Bottoms / Station Road	Morley South
ucs	0.01	426378.44	428142.31	8 - 12, Station Road	Morley South
ucs	0.05	426412.73	428105.95	Land to south west of Griffin House, Station Road, (Troy Hill)	Morley South
ucs	0.11	426476.91	428202.39	Land to east of 34, Chapel Hill	Morley North
ucs	0.03	426428.73	428190.13	18-28, Chapel Hill	Morley North
ucs	0.02	426301.19	428154.95	1,3,5, Brunswick Street / Morley Bottoms	Morley North
ucs	0.01	426276.75	428165.22	11 & 11a, Brunswick Street	Morley North
ucs	0.08	426585.47	428222.98	Land adjacent to 24 & 28, Newbank Street	Morley North
ucs	0.34	426464.03	428262.57	Land at Bank Avenue	Morley North
ucs	0.89	426290.59	428345.58	Prospect Mills, Victoria Road	Morley North
ucs	0.16	426357.35	428324.23	Land to rear of Working Men's Club, Victoria Avenue	Morley North
ucs	0.30	426594.38	428124.62	Land to east of 10, Albert Road	Morley South
ucs	0.56	426530.89	428182.22	Former Pervenerance Mill, Station Road	Morley South
ucs	0.06	426318.84	428051.41	Troy Mills, Troy Road	Morley South
ucs	0.18	426850.67	428043.23	Land to rear of 19-25, Cambridge Court	Morley South
ucs	0.19	426885.26	428016.05	Land to rear of 27 & 29 & to north of 32 of Cambridge Court	Morley South
ucs	0.12	426987.34	428004.80	Land adjacent to & rear of 18-20, Brunswick Terrace	Morley South
ucs	0.08	426935.95	428167.52	Land to east of Crank Cottage, Valley Road	Morley South
ucs	0.14	426918.48	428294.72	Land opposite 133, New Bank Street	Morley North
ucs	0.15	424330.45	435562.57	Land to north of 9, Park Rise	Bramley
ucs	0.13	424957.30	435298.22	Land to front of 35-57, Landseer Road	Bramley
ucs	0.41	424813.13	435248.08	Vacant land off Waterloo Way & Raynville Road	Bramley
ucs	0.10	424738.95	435251.81	Vacant land off Waterloo Way	Bramley
ucs	0.35	424987.81	435188.55	Land to south of 46-92 Landseer Drive	Bramley
ucs	0.24	424953.67	435225.52	Land to north of 46-90, Landseer Drive	Bramley
ucs	0.38	424690.98	435183.34	Land adjacent to depot off Waterloo Lane	Bramley
ucs	0.09	425141.98	435799.84	Land to front of 9-21, Broadlea Gardens	Bramley
ucs	1.11	425895.92	435285.88	Merchant County Industrial Estate, Wyther Lane	Amley
ucs	1.08	425137.92	435436.17	Mount Cross, Broad Lane	Amley
ucs	1.21	425374.36	435596.05	Cleared site of former 40-86 & 29-75 Broadlea Road & 49-95 Broadlea	Amley
ucs	0.60	425504.38	435541.11	Cleared site of 7-47, Broadlea Street	Amley
ucs	0.18	425599.58	435600.39	Land to front of 29-75, Broadlea Terrace	Amley
ucs	0.24	425456.14	435173.12	Land on junction of Raynville Avenue & Victoria Park Avenue	Amley
ucs	1.77	426093.65	435089.21	National Power land at Wyther Bridge, Wyther Lane	Amley
ucs	0.32	425868.39	435419.14	Land east of Kirkstall Hall, Broad Lane	Amley
ucs	0.34	426073.15	434935.76	Land to north east of Laser Centre, Lenhurst Avenue	Amley
ucs	0.83	425051.55	434179.50	Land to rear & north of 48-56, Hencorner Lane	Amley
ucs	2.65	425679.77	434743.69	Land to east and west of Borrowdale Crescent	Amley
ucs	2.87	425787.94	434921.91	Land to east and west of Wyther Park Hill	Amley
ucs	0.44	425795.51	434750.07	Open land extending from Raynville Crescent to Wyther Park Hill	Amley
ucs	0.96	425286.91	434734.33	Hill Top Mills/ Planet Works, Off Houghly Lane	Amley
ucs	1.02	425544.61	433834.58	Land to the north & east of St Mary's Hospital , Green Hill Road	Amley
ucs	0.54	425698.77	433874.70	Land to the front of St Mary's Hospital , Green Hill Road	Amley
ucs	0.19	425969.71	434169.97	Land between Armley Tennis Courts & Stanningley Road	Amley
ucs	0.44	425845.53	434317.20	Land to the rear of The Yorkshireman PH, Cockshot Lane	Amley
ucs	0.13	425883.41	434144.25	211, Stanningley Road	Amley
ucs	0.13	431421.75	435133.53	Land at junction of Roundhay Road & Gathorne Terrace / Street	Harehills
ucs	0.22	431487.16	435201.27	Land to rear of 95 - 109, Roundhay Road	Harehills
ucs	0.04	431512.39	435623.67	1 - 11, Hares View	Harehills
ucs	0.17	431968.42	435759.06	Buildings at junction of Roundhay Road & Harehills Lane, Harehills C	Harehills
ucs	0.31	433219.09	435639.58	Land at junction of Amberton Crescent & Amberton Road	Harehills
ucs	0.35	433138.78	435823.92	Land to rear of 24-34, Lawrence Road	Harehills
ucs	0.20	433218.00	435857.77	Land to front of 30-42, Amberton Lane & 102-114, Amberton Crescent	Harehills
ucs	1.03	433361.83	435769.56	Land adjacent to Community Centre - Amberton Gardens / Amberton Grove	Harehills
ucs	1.07	433064.67	435456.58	Gipton One Stop Shop for young people Thorn Walk	Harehills
ucs	4.19	428028.72	431235.73	Car park D, Elland Road	City & Holbeck
ucs	2.81	428175.25	431443.78	Warehouses to north of Elland Road Stadium, Low Fields Road	City & Holbeck
ucs	0.41	428862.77	431035.14	Beeston Manor, Manor Field	City & Holbeck
ucs	0.13	428548.31	430717.73	Land to west of Old White Hart Pub, Town Street	City & Holbeck
ucs	0.55	428477.69	430634.95	Park Lees Aged Person's Home, St Anthony's Road	City & Holbeck
ucs	1.86	428968.11	430070.20	Concourse House Estate, Dewsbury Road/Oakhurst Avenue	Beeston

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.17	428984.25	428684.06	Land to north of junction of Ring Road (Beeston Park) & Parkwood Road	Beeston
ucs	0.82	428603.13	429345.89	Land to rear of 96-140, Parkwood Road & 2-32, Parkwood Crescent	Beeston
ucs	0.75	428757.89	429140.14	48-126, Parkwood Crescent	Beeston
ucs	0.10	428570.63	430002.24	Corner of Cardinal Road & Cardinal Walk, Cardinal Road	Beeston
ucs	0.09	428487.81	429419.39	Land to south of Bridge Farmhouse	Beeston
ucs	0.18	429015.16	429774.66	South of 17, Ring Road, Beeston Park	Beeston
ucs	2.08	429757.82	430058.25	Land to south & east of Millennium Way	Beeston
ucs	0.41	429643.89	429932.11	Land adjoining Westland Road & Square, Westland	Beeston
ucs	0.11	426489.42	433880.48	Land between Park Mount / Park Street / Park Road	Amley
ucs	0.23	426166.86	433694.37	Land to rear of the Vicarage, Armley Ridge Road	Amley
ucs	0.12	426421.55	433709.78	Land between 32 & 37 Moorfield Road	Amley
ucs	0.91	426196.55	433750.38	Works to rear of 60-74 Moorfield Road	Amley
ucs	0.32	426720.41	433533.88	Land to rear of 94 - 108, Town Street	Amley
ucs	0.32	426779.67	433327.63	Land to west of Modder Place	Amley
ucs	1.37	426840.99	433272.34	Pennine Industrial Estate, Modder Place	Amley
ucs	0.30	426893.92	433376.41	Land to rear of Netto, Modder Avenue	Amley
ucs	0.07	426916.64	433337.58	Land to south of 38, Carr Crofts	Amley
ucs	0.25	426886.70	433128.13	Tong Road	Amley
ucs	0.34	426871.45	433118.22	280 (Ratcliffe UK Ltd), Tong Road	Amley
ucs	0.14	427051.95	433559.53	Land adjacent to clinic, Theaker Lane	Amley
ucs	1.30	426855.81	433677.97	Far Fold, Eyres Mill Side	Amley
ucs	0.28	426886.11	433733.03	Buildings to rear of 41-45, Stanningley Road	Amley
ucs	0.12	427475.05	433560.98	Armley Manor, Mistress Lane	Amley
ucs	0.03	426951.38	433413.08	Becky's Mill, 71a Town Street	Amley
ucs	0.08	426989.27	433396.42	Land north of Leisure Centre, Carr Crofts	Amley
ucs	0.05	427015.46	433497.03	1-13, Gelder Road	Amley
ucs	0.21	427133.05	433430.30	Land to rear of 27-33, (Amber Cars) Town Street	Amley
ucs	0.07	427089.03	433428.50	Land to north of 11, Hall Road	Amley
ucs	0.04	427099.50	433529.63	First floor of 36 & 38 Town Street	Amley
ucs	0.02	427183.17	433535.13	8 Town Street	Amley
ucs	0.71	427081.88	433736.50	Land to the west of the Cecils, Stanningley Road	Amley
ucs	0.05	427276.95	433523.00	Land to east of 13 Stocks Hill	Amley
ucs	0.09	427761.45	433490.52	Land to south of 22 Abbott Road	Amley
ucs	0.19	427138.61	433969.63	Armley Primary School, Rombolds Avenue	Amley
ucs	0.19	427521.63	433940.84	Land adjacent to 77, Canal Road	Amley
ucs	0.17	427367.93	433764.30	Land to south of 21-35, Salisbury Grove	Amley
ucs	0.15	427486.14	433811.47	Land to south of junction of Canal Road / Aviary Road	Amley
ucs	0.27	427325.19	428278.36	Valley Mills, Valley Road	Morley South
ucs	0.11	427299.38	427896.72	Land to front of 41-63, Denshaw Grove	Morley South
ucs	0.11	427185.41	427907.05	Land to front of 16-46, Denshaw Drive	Morley South
ucs	0.38	429810.44	430561.20	311, Dewsbury Road	Morley South
ucs	0.19	429822.36	430604.06	6, Matrix Court	Morley South
ucs	1.81	429927.19	430689.47	Crescent Works, Dewsbury Road	Beeston
ucs	0.11	429952.73	430802.88	Crescent Grange, Dewsbury Road	Beeston
ucs	0.12	429807.35	431410.30	Land adjacent to 3, Greenmount Terrace	City & Holbeck
ucs	0.40	429835.22	431328.98	Former factory site, Lady Pit Lane	City & Holbeck
ucs	0.32	429747.77	431694.71	Land to the east of 33-44, Folly Lane	City & Holbeck
ucs	0.10	429827.27	431623.06	Land opposite 93-101, Bismark Street	City & Holbeck
ucs	0.41	429998.64	431492.99	Land adjacent to 115-133, Bismark Street	City & Holbeck
ucs	0.20	428284.17	433128.47	The Hawthorns, Holdforth Place	City & Holbeck
ucs	2.23	428361.88	433186.00	Land adjacent to British Gas site, Armley Gytratory	City & Holbeck
ucs	0.28	428391.60	433330.88	Land to front of British Gas site, Canal Street	City & Holbeck
ucs	0.09	428229.00	433429.95	Land to north of 1-9 Hedley Gardens	City & Holbeck
ucs	0.23	428315.67	433386.19	Land to north of club, Hedley Chase	City & Holbeck
ucs	0.93	428279.41	433423.20	Land along southern side of Canal Street	City & Holbeck
ucs	0.88	428079.09	433836.78	Land to front of Farnell, Castleton Road	City & Holbeck
ucs	0.34	428359.00	433559.16	Car park to east of Albion Way	City & Holbeck
ucs	0.61	428366.24	433708.78	Land adjacent to Albion Park Industrial Estate, Albion Way	City & Holbeck
ucs	0.34	428462.89	433658.16	Land opposite to Peter's Furniture Warehouse, Albion Way	City & Holbeck
ucs	0.22	428571.56	433238.59	Land adjacent to Reg Vardy Dealership, Armley Road	City & Holbeck
ucs	0.65	428659.97	433279.77	Former Reg Vardy Dealership, Armley Road	City & Holbeck
ucs	0.48	428805.45	433425.19	Land adjacent to Rover / MG garage	City & Holbeck
ucs	0.93	428563.77	433810.03	Former scientific games factory, Kirkstall Road	City & Holbeck
ucs	0.16	428823.03	433972.88	Land to west of junction Burley Street / St Andrew's Street	City & Holbeck
ucs	2.72	425639.25	432845.39	Stonebridge Mills, Stonebridge Lane	Worley
ucs	2.13	440320.64	447861.30	Micklethwaite Farm, Boston Road	Wetherby
ucs	0.09	440295.20	448233.75	Timber Yard, Market Place	Wetherby
ucs	0.05	440221.89	448329.34	Former offices, 42, Westgate	Wetherby
ucs	0.30	440001.59	448341.88	1a Locanda Restaurant, Westgate	Wetherby

WASTE SITE SELECTION REPORT

PLG_STATUS

LAND_USE_C

TYPE_CODE

ADDRESS_2

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2
ucs	0.05	440524.20	448204.25	Adj. No. 14 Horsfair	Wetherby
ucs	1.10	440668.36	448165.78	Leeds City Council Depot, Halffield Lane	Wetherby
ucs	0.09	440821.75	448199.09	Land in front of 21-37, First Avenue	Wetherby
ucs	0.47	440611.30	448222.16	Former works, Halffield Lane	Wetherby
ucs	0.30	440495.00	448158.64	Cattle Market, Halffield Lane	Roundhay
ucs	1.08	434074.10	436927.80	Site located on the corner of Wetherby Road and Easterly Road	Seacroft
ucs	0.65	434337.32	437026.13	Bannocroft Towers, Bannocroft Drive	Seacroft
ucs	0.27	434179.89	436916.92	103 to 117, Asket Drive	Seacroft
ucs	0.42	434094.43	436723.62	Site in between Easterly Road and Asket Drive	Seacroft
ucs	0.17	434360.27	436268.84	Site on the corner of Asket Lane and Asket Walk	Seacroft
ucs	0.09	434740.47	436361.76	Site in between properties 4 and 6 off Asket Lane	Seacroft
ucs	1.91	434529.64	436396.19	Site in between Kentmere Approach and Asket Drive	Seacroft
ucs	0.11	434576.72	436485.88	The is on the corner of The Rein	Seacroft
ucs	0.52	434634.72	436691.00	The site is between Boggart Hill Road and The Rein	Seacroft
ucs	0.51	434371.43	436649.86	Site off Boggart Hill Gardens	Seacroft
ucs	0.39	434300.91	436732.17	6 to 64 Boggart Hill Gardens	Seacroft
ucs	0.17	434528.58	436786.86	Land off Boggart Hill Crescent	Seacroft
ucs	0.21	434660.01	436773.34	Land in between Boggart Hill Crescent and Boggart Hill Road	Seacroft
ucs	0.14	434952.86	436898.98	Land on the corner of Boggart Hill Drive and Kentmere Avenue	Seacroft
ucs	0.19	434898.03	436220.50	Site across Rosgill Walk	Seacroft
ucs	0.66	434939.09	436133.00	Site is on the corner of Kentmere Avenue and Brooklands Lane	Seacroft
ucs	0.29	434823.72	435838.28	Site is off Brooklands Lane	Seacroft
ucs	0.23	434708.38	435742.22	Site on the corner of Brooklands Drive and Brooklands Avenue	Seacroft
ucs	0.14	434595.78	435773.63	Site on the corner of Brooklands Drive and Brooklands View	Seacroft
ucs	0.24	435702.41	436204.71	Site off Seacroft Avenue	Seacroft
ucs	0.42	435705.66	436112.47	Site behind Seacroft Grange Centre	Seacroft
ucs	0.49	435399.53	436038.27	Site in between Brooklands Avenue and Malham Close	Seacroft
ucs	0.15	435487.22	436099.92	Site off Bailey's Lane behind the East Leeds Labour Club	Seacroft
ucs	0.10	435753.48	435996.06	Site to East of York Road, Seacroft	Seacroft
ucs	0.25	435802.98	436124.33	Site-allotment gardens north of Hansby Gate, Seacroft	Seacroft
ucs	0.18	435844.00	435996.73	Site north of Church Close, Seacroft	Seacroft
ucs	0.33	435478.66	435869.19	Site north of St. James Approach, Seacroft.	Seacroft
ucs	0.09	435309.70	435904.91	Site North of Redmire View, Seacroft	Seacroft
ucs	0.31	435576.55	436146.28	Site next to Cricketers Arms, off Seacroft Crescent, Seacroft	Seacroft
ucs	0.10	435631.80	436148.12	Site east of Seacroft Crescent, next to clinic, Seacroft	Seacroft
ucs	1.42	435453.72	436306.63	Site between Seacroft Crescent & Baileys Lane, Seacroft	Seacroft
ucs	0.87	435295.35	436327.05	Site south of Rosgill Drive & west of Baileys Lane, Seacroft.	Seacroft
ucs	0.40	435287.70	436094.66	Site north west of Brooklands Avenue, Seacroft.	Seacroft
ucs	0.56	434259.04	436104.26	Site north east of Foxwood Farm Way, Seacroft.	Harehills
ucs	0.24	435535.28	436601.41	Site on corner of Eastdean Drive & Eastdean Rise, Seacroft.	Seacroft
ucs	0.06	435267.02	436523.08	Site between Ramshead Grove & North Parkway, Seacroft.	Seacroft
ucs	0.15	435161.25	436486.55	Site on corner of Pigeon Cote Road & North Parkway, Seacroft.	Seacroft
ucs	0.13	435024.22	436660.52	Site on corner of Ramshead Hill & Kentmere Avenue, Seacroft.	Seacroft
ucs	0.14	435044.98	436558.28	Site west of Kentmere Avenue, Seacroft.	Seacroft
ucs	0.15	435846.53	436350.53	Site north of Seacroft Gate, Seacroft.	Seacroft
ucs	0.17	435816.44	436441.09	Site on the corner of Ring Road Seacroft and York Road	Seacroft
ucs	0.14	435393.13	436821.22	Site off Ramshead Approach next to Seacroft Industrial Estate	Seacroft
ucs	0.99	435602.00	436879.75	Site off Limeswood Road, in Seacroft Industrial Estate	Seacroft
ucs	3.65	435618.02	437171.63	Site (sports ground) in between Ring Road (seacroft) and Coal Road	Whinmoor
ucs	0.28	435911.58	437481.50	Site in between Naburn Place and Naburn Road	Whinmoor
ucs	0.07	436078.58	437401.91	Site at the end of Naburn Drive	Whinmoor
ucs	0.33	436096.18	436807.55	Site on the corner of Sherburn Road North and York Road	Whinmoor
ucs	0.17	436396.36	436554.91	Site in between Whinmoor Way and Fairdale Place	Whinmoor
ucs	0.23	436095.77	436314.00	Site in the centre of Mill Green Close	Whinmoor
ucs	0.75	443092.06	445779.53	Land to rear of 11 & 12 Lee Orchard Holgate Lane	Wetherby
ucs	0.22	443138.03	445688.33	Land adj Castle Stead Pine Tree Avenue	Wetherby
ucs	0.40	443357.44	445474.14	High Street	Wetherby
ucs	1.14	442904.38	445438.80	Holydene Nurseries St Mary's Street	Wetherby
ucs	0.26	430144.48	427958.25	Land to rear of nos 18 & 19 Middleton Park Crescent	Middleton
ucs	1.81	430266.61	427810.67	Cleared housing land at Thorpe Road	Middleton
ucs	1.22	430210.77	427752.16	Land at Thorpe Road	Middleton
ucs	0.30	430359.19	427650.05	Land opposite nos 75 - 101 Thorpe Road	Middleton
ucs	0.18	430455.59	427593.27	Land opposite 107 - 113 Thorpe Road	Middleton
ucs	0.44	430465.41	427669.03	Cleared land and vacant buildings at Acre Mount	Middleton
ucs	1.54	430544.00	427685.59	Vacant buildings, east of Acre Mount	Middleton
ucs	0.26	430183.49	427471.46	Buildings at 8-14 Thorpe Street	Middleton
ucs	4.20	430044.19	427210.27	Cleared Housing Land at Throsle Grove	Middleton
ucs	0.39	429857.61	427184.85	Land behind Middleton Skills Centre, Throsle Mt	Middleton
ucs	0.22	429467.44	427397.41	Land to rear of 149-151 Sissons Road	Middleton

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	0.13	429470.14	427506.38	Land to rear of 3 & 4 Sissons View	Middleton				
ucs	0.21	429756.69	427167.19	Land & vacant flats 18-32 Sissons Ave/Lane	Middleton				
ucs	0.40	429702.78	427764.97	Site of former Methodist Mission Church, Middleton Park Grove	Middleton				
ucs	0.12	441646.00	430449.05	Land adj. to 12 Robinson Lane	Barwick & Kippax				
ucs	0.21	441420.56	430331.50	Land to rear of 7 Westfield Lane	Barwick & Kippax				
ucs	0.03	441596.34	430261.67	Land to rear of 17-19 Cross Hills	Barwick & Kippax				
ucs	0.51	440325.11	433565.80	Former garage Barrowby La/Wakefield Rd	Garforth & Swilling				
ucs	0.12	440280.09	433047.45	Cleared Site adj. 7 Barley Hill Road	Garforth & Swilling				
ucs	0.05	440183.16	433090.64	Garages & Land adj 52 Barley Hill Road	Garforth & Swilling				
ucs	0.13	440193.80	432995.11	Land to rear of 21/23 Barley Hill Road	Garforth & Swilling				
ucs	0.11	434332.61	428030.98	Land in front of Health Centre, Commercial St.	Rothwell				
ucs	0.07	434414.34	428030.98	Land & Building at Butcher Hill	Rothwell				
ucs	0.10	434378.59	427997.86	Land at Baines Street, off Butcher Hill	Rothwell				
ucs	0.17	434399.42	428069.03	Telephone Exchange, Butcher Hill	Rothwell				
ucs	0.11	434481.00	428039.83	Land to rear of Town Hall, Marsh Street	Rothwell				
ucs	0.17	434675.22	428219.56	Land adj to Blackburn Hall, Back Gillett Lane	Rothwell				
ucs	0.15	434586.23	428221.16	Former Building Yard, off West Parade	Rothwell				
ucs	0.17	434562.63	428174.31	Former chapel rear of Coach & Horses PH West Pale	Rothwell				
ucs	0.13	431478.08	431605.92	Former YEB offices, Low Road	Hunslet				
ucs	0.57	432131.13	431294.06	Vacant Office, George Mann Road	Hunslet				
ucs	1.39	432191.91	431098.89	Former Container Depot, Thwaitie La/Pontefract Lane	Hunslet				
ucs	1.05	432113.55	431012.95	Landscaaped Area at Thwaitie Gate	Hunslet				
ucs	0.10	430748.50	432141.83	Former Public House, Grape St/Pearson St.	City & Holbeck				
ucs	0.27	430812.00	432132.55	Vacant fice Building, Grape Street	City & Holbeck				
ucs	0.19	430765.83	432089.83	Vacant Industrial Building, Grape Street	City & Holbeck				
ucs	0.13	430729.17	432063.78	Former Yorkline Depot, Grape Street	City & Holbeck				
ucs	0.06	430462.66	432068.81	Vacant Works, 121 Jack Lane	City & Holbeck				
ucs	0.68	430434.14	431978.67	Former Railway Line, Jack Lane	City & Holbeck				
ucs	0.43	430406.58	432187.75	Former Railway Line, Jack Lane	City & Holbeck				
ucs	0.17	430753.64	432254.94	Adj. Alredale Works, Kitson Road	City & Holbeck				
ucs	1.05	430940.16	432385.53	Land off brookfield Street, Hunslet Road	City & Holbeck				
ucs	0.11	430387.17	432197.83	Vacant Land off Kildare Street	City & Holbeck				
ucs	0.54	430856.06	433808.02	St. Peter's C of E Middle School, St Mary's Street	University				
ucs	0.60	431034.11	433822.88	Ripon Dioceses Offices, St Mary's Street	University				
ucs	0.03	431072.56	433763.64	Formerly 'The Convent', St Mary's Street	University				
ucs	0.32	431136.43	433747.18	St. Patrick's Church, Rider Street	University				
ucs	0.19	431358.38	433907.95	Junction Burmanoffs Street/Wippel Lane, Burmanoffs Street	University				
ucs	0.83	431796.67	433777.17	Amenity Area off Oxtow Way	Burmanoffs				
ucs	0.30	431702.31	433600.26	Former Richmond Hill Library, York Road	Burmanoffs				
ucs	0.23	431761.22	433600.13	Amenity Space adj. to Library, York Road	Richmond Hill				
ucs	0.88	431835.25	433511.23	Factory, Barking Avenue	Richmond Hill				
ucs	0.11	431629.10	433233.81	Land opposite 23 Hall Place, Lavender Walk	Richmond Hill				
ucs	0.12	431529.11	433367.03	Land opposite 1 Lavender Walk	Richmond Hill				
ucs	0.41	431456.20	433291.50	Land at Hampton Street, Upper Accommodation Road	Richmond Hill				
ucs	0.82	431322.92	433174.70	St Mary's RC Church & Presbytery, Church Road	Richmond Hill				
ucs	0.33	431240.84	433310.72	Council Housing tower block, The Parade	Richmond Hill				
ucs	0.84	431268.27	433269.19	Land between Church Road & Providence Street	Richmond Hill				
ucs	0.19	431185.80	430987.99	Adj. to allotments, Telford Terrace	Hunslet				
ucs	0.18	431135.13	430623.37	Grassed area to rear of 2-10 Sandon Mount	Hunslet				
ucs	18.98	431792.35	430034.86	Employment Allocation, Stourton North	Hunslet				
ucs	1.09	432036.50	430527.95	Stourton Vally Farm Estate, Valley Farm Road	Hunslet				
ucs	0.45	431069.61	430065.78	Grassed Area to rear of Belle Isle Parade	Hunslet				
ucs	18.77	430519.69	430292.60	Land adj. to Middleton Railway, Old Run Road	Hunslet				
ucs	0.16	430703.25	430711.94	Land opposite The Engine PH, Old Run Road	Hunslet				
ucs	0.75	430142.58	430727.50	Depot on Parkside Lane	Beeston				
ucs	0.46	430143.68	430574.38	Plot 1 Astra Business Park, Parkside Lane	Beeston				
ucs	0.30	430029.02	430524.53	Land to rear of Astre Park, Parkside Lane	Beeston				
ucs	0.60	430354.00	430744.48	Land to rear of John King Works, Lenton Drive	Beeston				
ucs	0.17	431737.97	429597.34	Land to rear of Highlands Walk	Hunslet				
ucs	0.24	431663.92	429874.63	Land to rear of Orion Walk	Hunslet				
ucs	0.23	431397.22	428986.61	Land off Broom Road	Hunslet				
ucs	0.20	431593.39	429094.52	Land to rear of 15-23 Broom Place	Hunslet				
ucs	0.16	431229.17	429196.20	Land between Belle Isle Rd & Winrose Approach	Hunslet				
ucs	0.21	431379.75	429945.00	Land & building 2 Low Grange Avenue	Hunslet				
ucs	0.31	430853.99	429648.78	Land off Winrose Drive, Black Thorn Court	Hunslet				
ucs	0.64	430987.52	429167.03	Grassed area adj. to 151 Newhall Gate	Hunslet				
ucs	0.14	431247.42	428548.89	Land in front of 55-23 Lanshaw Road	Hunslet				
ucs	0.17	431223.44	428623.48	Land adj. to 18-20 Lanshaw Road	Hunslet				
ucs	0.16	431294.92	428624.22	Land adj. to 27-29 Lanshaw Road	Hunslet				

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	0.13	431183.48	428637.75	Land between Town St. & Aberfield Mount	Hunslet				
ucs	0.30	431108.30	428769.98	Garages & land off Aberfield Mount	Hunslet				
ucs	0.22	431539.39	428819.91	Land at Nestfield Close	Hunslet				
ucs	0.13	431643.81	428542.72	Land in front of 53-71 Raylands Way	Middleton				
ucs	0.53	431573.84	428352.61	Land at 18-22 Cranmore Rise	Middleton				
ucs	0.16	431254.11	428363.68	Land adj. to Co-op HQ, Dolphin Street	Hunslet				
ucs	0.18	430558.66	428422.61	Former hall & land adj. 172 Town Street	Middleton				
ucs	0.34	430402.27	428580.72	Land at western end of Manor Farm Road	Middleton				
ucs	0.16	430510.56	428621.88	Land off Manor Farm Close	Middleton				
ucs	0.14	430642.86	428599.52	Land off Manor Farm Walk	Middleton				
ucs	0.36	430738.48	428572.02	Land & garages at Manor Rise Farm	Middleton				
ucs	0.20	430936.97	428643.92	Land in front of Newhall Chase	Hunslet				
ucs	0.14	430024.38	428141.73	Land adj. to Middleton Arms, Middleton Park Rd.	Middleton				
ucs	0.22	429537.85	428081.53	Land between 145 & 157 Middleton Park Road	Middleton				
ucs	1.18	431850.39	431625.89	Land adj to knostrop cut Gibraltar land Road	Hunslet				
ucs	0.27	431996.45	431490.49	Land off Severn Way	Hunslet				
ucs	0.32	431971.34	431172.11	City Tool Repairs Ltd - adj grass area Sussex Avenue	Hunslet				
ucs	0.06	431893.91	431266.18	Land in front of fish and chip shop at no. 4, Sussex gardens	Hunslet				
ucs	0.22	431857.41	431901.94	Grassed area in front of Attendance Centre, Low Road	Hunslet				
ucs	0.48	431613.02	431498.47	Adj to garage to no's. 77 - 81, Low Road	Hunslet				
ucs	0.19	431247.41	431823.13	Adj Hunslet baptist Tabernacle, Low Road	Hunslet				
ucs	0.17	431261.66	431672.50	St Joseph's Social Club, Whitfield Avenue	Hunslet				
ucs	0.02	431102.25	431864.72	Building at no. 3 Joseph Street	Hunslet				
ucs	0.64	431638.34	432118.89	Vacant Land at Bridgewater Road	Richmond Hill				
ucs	4.67	431458.86	431962.58	Former oil terminals at Yarn Street	Hunslet				
ucs	2.28	431397.57	432209.67	Hunslet Mills on Goodman Street	Hunslet				
ucs	0.27	431123.23	432274.02	Adj to South Point, South Accommodation Road	Hunslet				
ucs	0.11	431345.58	432418.22	Alrebank Works at Clarence Road	Richmond Hill				
ucs	1.28	431341.72	432670.53	Land at Low Fold, Hammond Street	Richmond Hill				
ucs	0.52	431378.38	432775.77	Former college annex East Street	Richmond Hill				
ucs	0.10	431485.17	432708.16	Land at junction of Easy Road and Cross Green Lane	Hunslet				
ucs	0.04	431319.33	432843.05	The Black Dog Pub, East Street	Hunslet				
ucs	0.02	431373.50	432840.73	The Fishermans Hut, Ellerby Lane	Richmond Hill				
ucs	0.05	431302.64	432850.09	'Sound Leisure' at 129 East Street	Richmond Hill				
ucs	0.34	431233.91	432959.17	Land adjacent to St. Saviour's Church Ellerby Road	Richmond Hill				
ucs	0.24	432355.00	434163.47	Amenity space overlooking Brownhill Primary School, Torre Drive	Richmond Hill				
ucs	1.73	432082.89	434795.22	Beckett Street reclamation centre, slantley Road	Burmantofs				
ucs	0.03	432174.63	434838.02	Former factory building at no. 38 Cowper Road	Harehills				
ucs	0.36	432299.45	434827.89	Vacant land off Cowper Terrace	Harehills				
ucs	0.08	43312.30	434078.28	Land adjoining Dog and Gun pub on York Road	Burmantofs				
ucs	0.14	433689.67	434248.34	Land to the rear of Gipton Square	Burmantofs				
ucs	0.36	433578.52	434101.55	Land to rear of Dog and Gun pub on York Road	Burmantofs				
ucs	0.11	433461.83	434408.08	Land between nos 55 and 67 Brander Road	Burmantofs				
ucs	0.05	433486.58	434363.72	Land between nos 66 and 72 Brander Road	Burmantofs				
ucs	0.03	433356.61	434071.55	Vacant Petrol filling station on York Road	Burmantofs				
ucs	0.03	433346.66	434079.25	579 (vacant garage business) York Road	Burmantofs				
ucs	0.10	433424.42	434075.86	Land at junction of Gipton Approach and York Road	Burmantofs				
ucs	0.16	433976.76	434104.56	Former restaurant on York Road	Burmantofs				
ucs	0.10	433760.28	433764.08	Grassed area Wyke Beck Mount	Richmond Hill				
ucs	1.52	433614.73	433642.38	Grassed area adjacent to Neville Crescent	Richmond Hill				
ucs	0.10	433346.97	433688.56	Land adjacent no 43 Rookwood Terrace	Richmond Hill				
ucs	0.12	433106.77	433637.42	Land adjacent to no 84 Osmondthorpe Lane	Richmond Hill				
ucs	0.38	433264.03	433842.31	Land to rear of nos 14, 20 Rookwood Street	Richmond Hill				
ucs	0.12	432867.89	433893.70	York Road service station (vacant) York Road	Richmond Hill				
ucs	0.02	432365.06	433425.91	Engineering Works adjacent to no. 51 Welbeck Road	Richmond Hill				
ucs	0.50	432210.72	433539.16	Site of former Mount St mary's R.C. Primary School, Raincliffe Road	Richmond Hill				
ucs	0.42	432007.73	433392.84	Grassed areas adjacent New Regent Hotel, Temple View Road	Richmond Hill				
ucs	0.17	432074.56	433627.03	no 4, Glenithorpe Crescent	Burmantofs				
ucs	0.08	432860.80	433987.61	Land adj to PDSA Pet Aid Hospital York Road	Burmantofs				
ucs	0.40	432644.45	433983.97	Amenity space in front of Torre Crescent	Burmantofs				
ucs	0.50	430934.08	433867.98	Amenity space north of St. Mary's Street	Hunslet				
ucs	0.38	430698.16	431732.86	Land at Hunslet Green Way/Hillidge Road	Hunslet				
ucs	0.16	430913.99	431394.34	Adj to The Sun Pub Church Street	Hunslet				
ucs	0.14	431006.27	431426.75	Former fast food takeaway outlet Hunslet Green Retail Centre	Hunslet				
ucs	0.18	430678.52	431852.42	Grassed area adj Hunslet Distribution rear of Hillidge Square	Hunslet				
ucs	5.15	430834.50	431215.76	Tulip Retail Park	Hunslet				
ucs	0.48	431003.43	431112.23	Industrial unit, adj Middleton railway line Beza Road	Hunslet				
ucs	0.38	430168.07	431222.56	Adjacent to Police Station Tunstall Road	City & Holbeck				
ucs	0.19	430337.24	431526.45	Area in front of Industrial Unit, Burton Row	City & Holbeck				

WASTE SITE SELECTION REPORT

SOURCE	AREA_HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	6.72	431887.91	431818.84	Former railway sidings Knowsthorpe Lane	Richmond Hill			
ucs	2.36	431024.58	432550.48	Land at Canislie Road and Sayer Lane Canislie Road	City & Holbeck			
ucs	2.19	430923.28	431968.08	Planted Garea, adjacent Hunslet Distributor	Hunslet			
ucs	0.24	420573.80	445694.88	Park Lane College, Wharfe Street	University			
ucs	0.06	420307.35	445629.59	Former Church, Wesley Street	University			
ucs	0.11	420128.17	445607.94	Manor Square	University			
ucs	0.07	420044.17	445488.50	Land adjacent to 23 westgate	University			
ucs	1.44	419984.15	445534.68	Dawson's yard, Westgate	University			
ucs	0.19	420076.31	445365.11	W.Y. Stewart and Son Burras Lane	University			
ucs	1.05	420328.93	445250.98	Bondgate	University			
ucs	0.63	420472.75	445366.86	Land to rear of Telephone Exchange Charles Street	University			
ucs	0.07	420221.80	445417.50	42-48 Kirkgate	University			
ucs	1.55	422010.28	433277.08	Allotments, Tofts Road	University			
ucs	0.81	422741.58	433311.59	Land to the east of, Robin Chase	University			
ucs	0.12	422592.25	433459.70	Claremont Grove	University			
ucs	0.14	422569.38	433605.45	Dance School, The Lanes	University			
ucs	0.90	422655.97	433622.56	Lowton/Mount Pleasant	University			
ucs	0.37	422677.34	433790.41	Scout Land, Mount Pleasant	University			
ucs	0.07	422407.92	433599.22	Clifton Road	University			
ucs	0.06	422103.41	433590.20	Garden Land, Somerset Road	University			
ucs	1.65	418547.00	442213.08	Silver Cross Olley Road	University			
ucs	0.17	418892.95	441889.08	Guiseley Glass and Glazing, Victoria Road	University			
ucs	0.04	418979.09	441759.88	Corner of victoria road, Park Road	University			
ucs	0.75	419100.23	441717.91	Park Road	University			
ucs	0.19	419271.32	441668.43	Bransdale Gardens	University			
ucs	2.90	419541.13	441710.30	Aged persons flats, Shakespear Road	University			
ucs	0.17	419392.03	441680.56	Land adjacent to Yorkshire Rose PH Leeds Road	University			
ucs	0.16	419430.50	441957.80	Land adjacent to scout hut, the green	University			
ucs	0.21	418984.14	442160.25	Workshop adjacent to no2, Netherfield Road	University			
ucs	3.23	418859.86	442414.55	Netherfield Road	University			
ucs	0.20	431102.06	434789.28	Entfield Avenue	University			
ucs	0.15	431131.88	434984.94	Prince Arthur Roundhay Road	University			
ucs	0.43	431406.39	434945.96	Car Park Gledhow Road	University			
ucs	0.38	431390.81	434833.70	Roseville Centre Gledhow Road	University			
ucs	0.46	431279.79	434654.90	Former Benfield dealership Dolly Lane	University			
ucs	0.49	431191.45	434655.50	7-17 Dolly Lane	University			
ucs	1.87	431385.38	434622.74	Land at rear of Primrose H.S. Lincoln Road	University			
ucs	0.34	431359.45	434633.72	54 Dolly Lane	University			
ucs	1.35	431554.98	434476.25	Surface Car Park Beckett Street	University			
ucs	0.08	431283.21	434190.78	Garage Court Lindsay Road	University			
ucs	0.19	431715.05	434271.17	Shakespeare Lawn,Shakespeare Avenue	University			
ucs	0.26	431694.85	434000.53	Open Space Scargill Close	University			
ucs	0.37	425591.00	439953.14	Southern car park, Farrar Lane	Cookridge			
ucs	0.90	425985.73	440127.91	Asda car park, Holt Crescent	Cookridge			
ucs	1.15	426134.93	439912.38	Southern car park, Farrar Lane	Cookridge			
ucs	0.13	425869.49	439948.11	Land adjacent to Ralph Thoresby High School, Holtdale Approach	Cookridge			
ucs	3.59	432231.43	429983.84	Pontefract Road, Bell Hill (North), Stourton (E4;25)	Hunslet			
ucs	3.95	434247.51	434599.08	Former Killingbeck site	Burmanoffs			
ucs	18.48	434704.87	434444.88	Rear of Seacroft Hospital, York Road (Part of H4:7)	Burmanoffs			
ucs	0.07	430600.25	433295.09	1 High Court	City & Holbeck			
ucs	0.10	430687.56	439373.32	Moadon Habonim Youth Centre	North			
ucs	1.01	430522.23	433634.64	Planning Application 20/599/99	City & Holbeck			
ucs	0.30	430784.39	433582.28	Planning Application 20/193/00	City & Holbeck			
ucs	0.54	431084.14	433076.33	Planning Application 20/556/01	Richmond Hill			
ucs	0.19	430451.96	433790.94	Planning Application 20/657/01	City & Holbeck			
ucs	0.01	430057.50	433299.30	Planning Application 20/329/02	University			
ucs	0.09	429081.70	433257.95	Planning Application 20/348/02	University			
ucs	0.05	430591.13	432575.95	Planning Application 20/394/02	City & Holbeck			
ucs	0.16	426641.30	427610.13	Planning Application 23/414/01	Morley South			
ucs	0.07	426432.50	427508.41	Planning Application 23/330/1	Morley South			
ucs	0.28	427895.30	434655.70	Planning Application24/336/00	Kirkstall			
ucs	0.08	429372.83	434987.22	Planning Application 26/416/01	University			
ucs	0.13	427743.03	435833.45	Planning Application 26/424/02	Headingley			
ucs	0.37	428051.80	435568.19	Planning Application 26/445/02	Headingley			
ucs	0.12	426750.45	437467.52	Planning Application 26/352/02	Weetwood			
ucs	0.31	424047.80	437247.03	Planning Application 27/107/02	Horsthorh			
ucs	1.77	430901.67	439521.98	Planning Application 30/630/2	North			
ucs	0.32	431085.47	440550.78	Planning Application 30/402/01	North			
ucs	0.89	430121.36	438788.16	Planning Application 30/431/02	Moortown			

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
ucs	0.34	430887.61	439889.33	439889.33	Planning Application 30/464/02	North			
ucs	1.18	431271.54	434472.46	434472.46	Primrose Hill High School, Hill Street	University			
ucs	1.24	431152.41	433825.14	433825.14	Agnes Stewart C.E.High School, Cromwell Street	University			
ucs	0.91	430014.55	435625.34	435625.34	Factory site off Meanwood Road	Cookridge			
ucs	0.09	424877.65	438873.66	438873.66	Between Silk Mill Bank & Silk Mill Road	Cookridge			
ucs	0.21	424847.88	438800.92	438800.92	Land between Silk Mill Drive & Silk Mill Road	Horsthor			
ucs	0.10	424566.81	438101.48	438101.48	Between & behind 53 & 55 Broadgate Drive	Horsthor			
ucs	0.42	424824.47	438485.06	438485.06	Adjacent to 21 & 22 Salisbury Mews	Horsthor			
ucs	0.12	424839.70	438406.20	438406.20	Rear of 10/16 Salisbury View	Horsthor			
ucs	0.13	424938.50	438350.03	438350.03	Woodside works (south), Low Lane	Horsthor			
ucs	0.67	424899.55	438414.41	438414.41	Woodside works (north), Low Lane	Horsthor			
ucs	0.11	420793.94	439847.69	439847.69	End of south street, Rawdon	Alreborough			
ucs	0.10	423637.95	437140.56	437140.56	In front of no's 57 - 73, Victoria Gardens	Horsthor			
ucs	0.08	423793.39	437083.03	437083.03	Corner of Newlithes Road & Newlay Lane	Horsthor			
ucs	0.31	423880.11	437014.38	437014.38	Land at Rein Road, opposite No.4	Horsthor			
ucs	0.09	423766.86	437179.11	437179.11	Adjacent Four Gables, Clarence Road	Horsthor			
ucs	0.25	423171.63	437553.33	437553.33	Former Total filling station, New Road Side	Horsthor			
ucs	0.09	423872.48	437424.94	437424.94	Corner of Featherbank Lane & Regent Road	Horsthor			
ucs	0.10	423889.20	437491.09	437491.09	Corner of Burley Lane & Regent Road	Horsthor			
ucs	0.23	423751.03	437725.17	437725.17	Rear of Prospect Place, off Drury Lane	Horsthor			
ucs	0.15	423672.16	437605.38	437605.38	In front of Broadway Hall, Broadway Drive & New Road Side	Horsthor			
ucs	0.32	426588.16	433181.80	433181.80	Land to se of Sunshine Mills, Whringate	Amley			
ucs	0.08	420674.93	441008.75	441008.75	Corner of Well Hill & Ivegate	Alreborough			
ucs	0.55	431041.85	434179.67	434179.67	Adjacent Regent House, Skimmer Lane (E3a:5) - also 6038	University			
ucs	0.14	430412.72	434711.96	434711.96	Land surrounding housing office, Oatland Drive	University			
ucs	10.21	434448.95	434769.71	434769.71	Former Killingbeck site	Burmanoffs			
ucs	8.84	427020.36	438389.64	438389.64	University of Leeds, Weetwood Athletic Grounds	Weetwood			
ucs	0.72	420216.96	445810.95	445810.95	All Saints Primary School, Cattle Market Street, Otley	Alreborough			
ucs	0.60	420962.00	440843.42	440843.42	South View Infant School	Alreborough			
ucs	0.64	420582.38	441076.45	441076.45	Corner of Well Lane & Miry Lane	Alreborough			
ucs	0.13	429904.17	438861.25	438861.25	Properties at Queenshill Gardens	Moortown			
ucs	0.45	436332.55	436828.14	436828.14	Site on the corner of York Road and Sledmere Lane	Whinmoor			
ucs	1.73	431429.96	429546.73	429546.73	Merlyn Rees High School	Hunslet			
ucs	0.78	435145.45	435146.81	435146.81	Cleared council housing, Tarnsdale Drive	Seacroft			
ucs	8.65	432056.39	434079.39	434079.39	Land adj to Burtons Business Park, Torre Drive (E3a:34)	Burmanoffs			
ucs	2.24	428421.05	431623.39	431623.39	Match day bus parking area, Low Fields Road	City & Holbeck			
ucs	0.58	429618.06	429990.89	429990.89	6a & 6b, Millennium Way	Beeston			
ucs	3.39	426711.39	433226.52	433226.52	Former railway sidings, Carr Crofts, Also NLLUD 117, also Sunshine MI	Amley			
ucs	1.20	440281.65	433661.99	433661.99	Housing allocation at Barrowby Lane	Garforth & Swilling			
ucs	7.79	0.00	0.00	0.00	Matthew Murray High School, Brown Lane	City & Holbeck			
ucs	0.22	0.00	0.00	0.00	Factory at Calverley Bridge	Pudsey North			
jblst	432823.00	429283.00	429283.00	429283.00	Automotive Recycling Ltd	Bell Hill Industrial Estate, W	LS260RS		
jblst	436639.00	430616.00	430616.00	430616.00	Biffa Waste Services	Skelton Grange Landfill, Ponte	LS159AD		
jblst	429364.00	432694.00	432694.00	432694.00	Eric Winterburn	Viking Car Spares, Union Place	LS119TY		
jblst	427241.00	428272.00	428272.00	428272.00	Greenway Orcol Ltd	Valley Rd, Morley	LS278ES		
jblst	433197.00	430565.00	430565.00	430565.00	Halfway Garage	Unit 9b, Haigh Park Rd	LS101RT		
jblst	435753.00	437188.00	437188.00	437188.00	Lever Faberge Ltd	Coal Rd, Seacroft	LS142AR		
jblst	438786.00	431067.00	431067.00	431067.00	Marshalls plc	Swillington Quarries, Wakefield	LS288BI		
jblst	437896.00	438250.00	438250.00	438250.00	Modern Car Spares	York Rd	LS154NF		
jblst	424673.00	428530.00	428530.00	428530.00	Morley Waste Traders Ltd	Treffield Ind Est, Gelderd Rd	LS277JU		
jblst	432877.00	431610.00	431610.00	431610.00	Mr Leon Parrish	29a Knowsthorpe Way	LS905W		
jblst	426234.00	432531.00	432531.00	432531.00	Mr P H Sanders	Blue Hill Lane, Wortley Moor R	LS124NY		
jblst	432960.00	428471.00	428471.00	428471.00	Mr Paul Dixon	Dixons Car Dismantlers Ltd, Wa	LS260SB		
jblst	427468.00	433724.00	433724.00	433724.00	Mr S Clark	Botony Bay Yard, Canal Rd	LS122QE		
jblst	422359.00	434793.00	434793.00	434793.00	Newmet plc	Vickersdale, off Arthur Street	LS286JF		
jblst	427260.00	431803.00	431803.00	431803.00	R Woodhead	Woodside Quarry, Ring Road, Ho	LS166QN		
jblst	432207.00	431947.00	431947.00	431947.00	Railtrack	Far Royd Ind Est, Whitehall Rd	LS126ER		
jblst	430853.00	430981.00	430981.00	430981.00	Rhodar Ltd	Knowsthorpe La, Hunslet	LS905G		
jblst	439156.00	432499.00	432499.00	432499.00	Silver Lining Industries	Beza Rd	LS102BR		
jblst	432877.00	431610.00	431610.00	431610.00	Skelton Ltd	Richmond Works, Selby Rd	LS251NB		
jblst	433168.00	430325.00	430325.00	430325.00	Stock Bros Ltd	Site 46, Knowsthorpe Way, Cros	LS905W		
jblst	431574.00	431017.00	431017.00	431017.00	T R Bainbridge and R Bai	Land off Haigh Park Rd/Pontefr	LS101RX		
jblst	426233.00	426435.00	426435.00	426435.00	Waste Recycling Group pl	Pepper RD	LS102NL		
jblst	428345.00	428130.00	428130.00	428130.00	West Yorkshire Joint WDA	Howley Park Rd East	LS270SW		
jblst	428345.00	428130.00	428130.00	428130.00	West Yorkshire Joint WDA	Close Landfill, Morley Greasew	LS278PW		
jblst	429969.00	426990.00	426990.00	426990.00	White Mr Steven	Close Landfill, Morley Greasew	LS278PW		
jblst	432562.00	431608.00	431608.00	431608.00	Yorkshire Water Services	Thorpe Lane, Middleton	LS104EP		
jblst	432562.00	431608.00	431608.00	431608.00	White Rose Environmental	Knostrp STW, Knowsthorpe Lane	LS909P		
jblst	432562.00	431608.00	431608.00	431608.00	White Rose Environmental	Knostrp ETP, Krostrp Treatme	LS909P		

WASTE SITE SELECTION REPORT

SOURCE	AREA	HA	X_COORD	Y_COORD	ADDRESS_1	ADDRESS_2	TYPE_CODE	LAND_USE_C	PLG_STATUS
leedscslst	1.76	433453.65	430149.79	waste transfer station	waste transfer station	waste transfer station			
leedscslst	1.17	446711.89	446462.19	workshop and offices	waste transfer station	waste transfer station			
leedscslst	0.06	431218.20	433161.50	bin store	waste transfer station	waste transfer station			
leedscslst	1.19	426565.98	426106.17	waste transfer station	waste recycling	waste recycling			
leedscslst	0.33	420425.81	445182.00	metallic waste recycling	waste transfer station	waste transfer station			
leedscslst	2.11	433149.36	431725.89	waste transfer station	household waste site	household waste site			
leedscslst	0.60	432043.70	434769.22	domestic recycling and refuse centre	waste transfer station	waste transfer station			
leedscslst	0.86	419662.22	441120.52	milners road wts	waste transfer station	waste transfer station			
leedscslst	0.28	425874.76	429846.96	st bernards mill WTS	waste transfer station	waste transfer station			
leedscslst	24.15	426311.75	430647.95	WTS	household waste site	household waste site			
leedscslst	0.67	436856.89	430718.02	HWS	household waste site	household waste site			
leedscslst	0.57	431193.02	428182.00	Holme Well Road HWS	household waste site	household waste site			
leedscslst	0.73	422839.28	434357.63	richardshaw road HWS	household waste site	household waste site			
leedscslst	0.59	417681.00	444490.20	ellar ghyll HWS	household waste site	household waste site			
leedscslst	0.74	425445.78	431729.09	ashfield way WTS	waste transfer station	waste transfer station			
leedscslst	6.33	443266.44	449243.06	champagne whin	waste transfer station	waste transfer station			
leedscslst	4.81	421549.38	436149.42	palmer nurseries	waste recycling	waste recycling			
leedscslst	0.68	429505.25	436014.67	meanwood road_hws	household waste site	household waste site			
leedscslst	0.78	421855.30	434265.84	providence mills wts	waste transfer station	waste transfer station			
leedscslst	0.85	423524.38	434468.56	anchor works wts?	waste transfer station	waste transfer station			
leedscslst	0.36	422874.75	432521.38	lumbly lane wts	waste transfer station	waste transfer station			
leedscslst	0.35	423901.35	431741.22	brillannia mill wts	waste transfer station	waste transfer station			
leedscslst	2.22	427385.47	434511.20	evannston refuse destructor	household waste site	household waste site			
leedscslst	0.16	428956.25	433207.49	wellington road wts	waste transfer station	waste transfer station			
leedscslst	0.21	428121.08	432567.86	copyley hill wts	waste transfer station	waste transfer station			
leedscslst	0.16	425533.05	431376.03	dyson wts	waste transfer station	waste transfer station			
leedscslst	0.24	426882.03	433288.34	park pit ltd pennine IE	waste recycling	waste recycling			
leedscslst	0.54	426826.95	433249.05	leeds env cair crofts wts	waste transfer station	waste transfer station			
leedscslst	0.94	435327.03	436993.25	east leeds hws lime wood road	household waste site	household waste site			
leedscslst	2.30	432542.31	430440.02	pontefract road rail depot	waste recycling	waste recycling			
leedscslst	3.81	432246.35	431702.85	processing railway ballast	waste recycling	waste recycling			
leedscslst	0.83	433052.73	431543.05	langton land raising knowsthorpe lane	waste transfer station	waste transfer station			
leedscslst	1.04	432472.61	432217.53	xgreen vale timber recycling	waste recycling	waste recycling			
leedscslst	0.28	430934.31	433052.67	neptune street tyre depot	waste recycling	waste recycling			
leedscslst	1.19	432960.14	429305.27	bell hill skip storage	waste transfer station	waste transfer station			
leedscslst	1.97	419584.77	433115.59	nirvana farm WTS	household waste site	household waste site			
leedscslst	7.83	445361.19	445992.20	thorpe arch tip	household waste site	household waste site			
leedscslst	1.33	427260.50	431687.49	bw skips whitehall road	waste transfer station	waste transfer station			
leedscslst	1.01	426463.48	432919.63	sanders wts extension	waste transfer station	waste transfer station			
leedscslst	0.36	444839.70	445742.24	revised site layout to hws	hws	hws			
leedscslst	0.21	419360.86	440844.30	cou scrapyard to wts	wts	wts			

	ownership when allocating sites having particular regard to any ownership constraints which cannot readily be freed.	Private land owner but known to be interested in selling land.	Green	to acquire the
		Status of the landowner and their development interests are not known and require further investigation.	Amber	
		Status of the landowner and their development interest is known and very unlikely to sell the land/or potential land values are likely to be prohibitive to the council. Deliverability in project time frames is uncertain.	Red	
		An existing planning permission or current live planning application which would preserve the status of the site for higher land values meaning the site is unavailable in the timeframe.	Red	
Characteristics	Paragraph 21 (ii) of PPS 10 seeks to give priority to the reuse of previously developed land but also ensure overriding development constraints are avoided.	Is it previously developed land?	Green	To indicate with planning which promote use and redevelop derelict or vacant and building make realistic assumption potential de
		Not previously developed land but is allocated for industrial development.	Amber	
		Not previously developed and not allocated for development	Red	
Planning and future surrounding land uses	Paragraph 21 (i) of PPS 10 states that the suitability of sites should be assessed against the physical and environmental constraints on development, including existing and proposed land uses including all the criteria listed in Annex E.	Within an existing industrial area which will remain characterised by industrial uses and no planned changes to the types of surrounding land uses.	Green	Land uses sensitive to housing, office, medical facilities schools are sensitive to of a major waste than other industrial uses
		New land uses are planned in the surrounding area but there is no reason why a major waste facility cannot be sited so a conflict does not occur.	Green	
		Impact on existing or planned surrounding land uses which could potentially be reduced to an acceptable level through mitigation.	Amber	
		Close proximity to existing or planned sensitive land uses. The operational characteristics of a major waste facility is likely to give rise to unacceptable visual, amenity and nuisance issues which could not be reduced through mitigation.	Red	
Strategic Accessibility	Paragraph 21 (i) requires the sustainable movement of waste and products arising from resource recovery	Within the core Leeds urban area and good strategic access to the whole City	Green	To determine good strategic accessibility proximity to arisings in the best strategic serve the waste population.
		On the urban fringe with less central strategic access to all parts of the City	Amber	
		Outside the main Urban Area of Leeds and poor strategic access to the whole City	Red	

ING AND SURROUNDING ELLAND ROAD STADIUM BETWEEN NORTH OF A643	L15a: Regional and National Sporting Facility	Vacant and underused land in use as car parks/warehousing.	Proposed for major leisure facilities including arena etc
RRRAY HIGH SCHOOL, BROWN LANE	Protected playing pitch and urban green corridor	Within Urban Green Corridor, Community Priority Area. Site includes protected pitches. Adjacent to residential development to the west.	Owned by LCC. School is closing. It is a key regeneration site earmarked for housing and greenspace. go forward as part of Holbeck Regeneration.
E EMPLOYMENT ALLOCATION	Employment, Key Employment Site E4.21 + E8.9	The site is undeveloped	Close to residential development. Access could be an issue. Adjacent the boundary with Bradford. Allocated E4.21 and E8.9 in UDP.
DUNDHAY			
TORRE ROAD	Existing employment land	Allocated Existing Employment site E3(B). Large factory to north. Adjacent protected playing pitch and near to residential	Identified in EASEL AAP as a Major Development Site.
T AND REAR OF THOMAS GRANBY COLLEGE, ROUNDHAY ROAD	Not allocated	Unallocated. Area mixed residential/general industry/car showrooms. Adjacent to Thomas Danby College.	Recent successful bid for Sport England funding to improve sporting facilities and provide MUGA. The college buildings are no longer fit for purpose and relocation is a possibility.
E/CROSS GREEN			
WAY SIDINGS BESIDE RIVER AIRE KNOWSTHORPE LANE	Partly allocated for Employment	Adjacent rail & canal. Surrounding uses general industrial. Near to residential development.	Within Hunslet Riverside strategic housing and mixed use area.
AST TIP, KNOWSTHORPE LANE, WEST OF SEWAGE WORKS	Employment		Close to railway line. Allocated for employment uses. Used by Tarmac for aggregate distribution on a lease.
ERFIELD COLLEGE SITE	Mixed Use	Disused college site	Earmarked for mixed use development. new tech. college. Adjacent residential development.
	None	Unallocated, adjacent canal, existing employment sites adjacent	Within the Hunslet Riverside Strategic Housing Area - application expected shortly for 450 houses.
T LAND OFF INTERMEZZO DRIVE, NORTH OF PONTEFRACT ROAD AND GH PARK ROAD	Employment	Proposed Employment land E4.49. Close to main road/rail network.	LCC advised JB that development of site had commenced and is unavailable.
NT SKELTON GRANGE BRIDGE	Unallocated but with a protected playing pitch	Land south and west of Skelton Grange Bridge	British Waterways have acquired site for inland dock and part allocated Greenspace
ER IMPROPERWORKS AND YORKSHIRE GLASS FACTORIES, HAIGH PARK WEST OF RIVER AND CALDER NAVIGATION	Unallocated	Previously developed land adjacent to the canal.	Major developer has bought land. LCC expecting residential development. Temporary permission granted at the moment for barrel storage. Proposed housing within AVLAAP
DISTILLERS SITE, HAIGH PARK ROAD, NORTH OF RAILWAY AND WEST OF UNDER NAVIGATION	Existing employment land	Currently industrial land	In use, privately owned (Stocks Bros). Major access problem. Proposed for housing in AVLAAP so land owner expecting high land values.
ICES AND WORKSHOPS, HAIGH PARK ROAD	Unallocated	Currently vacant and derelict industrial land	Owned by Towingate PLC. Long term aspiration for higher value uses. Also surrounded by proposed residential development.
N NORTH OF PONTEFRACT ROAD, SOUTH OF RAILWAY AND WEST OF M1	Employment: E3 B20	Vacant and derelict industrial land.	Owned by LCC. Have spent £1m preparing land for office development. Unimplemented but extant out planning permission for offices. LCC suggested division of site (east/west) as area in the middle is not available for development.
ROAD, BELL HILL (NORTH) STOURTON	Employment E4.25	Allocated Proposed Employment Land. Adjacent motoway.	LCC own site. Leeds Valley Park to south has disassociated itself with this site through design and layout. A temporary tarmac plant has been located there in the past. However, major access constraint that would be extremely costly to overcome and would lose large development area.
REMISES AT PONTEFRACT ROAD/QUEEN STREET.	Unallocated	Vacant industrial premises	Investigated but site not available
SEWAGE WORKS			
T LAND ADJACENT KNOSTROP SEWAGE WORKS, SOUTH OF PONTEFRACT POSSIBLE EXTENSION TO LCC OWNED LAND WITHIN CROSS GREEN (REA)	Unallocated	Allocated existing and and proposed employment land. Adjacent East Leeds Radial Route. Surrounding uses include general industrial	Could be amalgamated with LCC owned site (current site of City Services offices) as part of site assembly scheme. Owned by Yorkshire Water and adjacent to the Cross Green Ind Est.
AREAS WITHIN KNOSTROP SEWAGE WATER TREATMENT SITE POSSIBLE EXTENSION AREA AT EXISTING LCC REFUSE DEPOT)	Majority unallocated with a small area of existing employment land	Land within the boundary of the sewage works.	The sewage works is currently been reconfigured but there are existing areas of surplus land within the curtilage of the site. Yorkshire Water has indicated that they could be available for development but the exact areas would need to be defined. Also potential to relocate LCC refuse collection depot to provide additional 1 ha of land.
REDEDEDIATION SCHEMES AT EXISTING SEWAGE BEDS AND LAGOONS AND US LAND AT PONTEFRACT LANE (EAST LEEDS RADIAL) AND E LANE	Key employment site E4.1 and E8.4	Existing STW filter beds within Knostrop STW.	Cost of removing sewage beds £100m+ and timescale for remediation is at least 3 years. Proposed employment and housing area within AVLAAP
NGE/PONTEFRACT LANE			
TION GRANGE POWER STATION, SKELTON GRANGE ROAD	Employment: E4.44	Former power station site close to main road & rail network, surrounding uses general industrial.	Owned by RWE Power but they have indicated an interest in utilising the site for electricity production. To facilitate new development a new bridge would need to be built.
E PONTEFRACT LANE AND NORTH OF SEWAGE WORKS	Employment: E4.1	Large site, allocated key employment site. South of East Leeds	Owned by Amer. Proposed for industrial uses within the AVI AAP

NG AND SURROUNDING ELLAND ROAD STADIUM BETWEEN NORTH OF A643	Allocated for higher value uses.					
RRAY HIGH SCHOOL, BROWN LANE	Owned by LCC.	Previously developed land and buildings	Key site for the regeneration plans for Holbeck.			
E EMPLOYMENT ALLOCATION	Land is available for development.	Greenfield site but allocated for development	Surrounded by existing residential uses. Mitigation very difficult.			
DUNDHAY TORRE ROAD	Part of mixed use site in Easel AAP preferred options. Unlikely to be available for development within timeframes.					
NT AND REAR OF THOMAS GRANBY COLLEGE, ROUNDHAY ROAD	Sports ground has received funding to be upgraded.					
ECROSS GREEN WAY SIDINGS BESIDE RIVER AIRE KNOWSTHORPE LANE	Proposed for higher value land uses as part of housing regeneration corridor.					
LAST TIP, KNOWSTHORPE LANE, WEST OF SEWAGE WORKS	Used by Tarmac on a long lease.					
PERFIELD COLLEGE SITE	Proposed for higher value land uses including housing					
	Housing development is proposed.					
T LAND OFF INTERMEZZO DRIVE, NORTH OF PONTEFRACT ROAD AND GH PARK ROAD	Site has been developed.					
NT SKELTON GRANGE BRIDGE	Proposed for inland dock.					
ER IMPROPERWORKS AND YORKSHIRE GLASS FACTORIES, HAIGH PARK ST OMBRE AND CALDER NAVIGATION	Developer bought land in anticipation of higher values. Not likely to sell land within project timescales.					
DISTILLERS SITE, HAIGH PARK ROAD, NORTH OF RAILWAY AND WEST OF DER NAVIGATION	Developer bought land in anticipation of higher values. Not likely to sell land within project timescales.					
ICES AND WORKSHOPS, HAIGH PARK ROAD	Proposed for higher value land uses. Unlikely to sell within timescales.					
IN NORTH OF PONTEFRACT ROAD, SOUTH OF RAILWAY AND WEST OF M1 ROAD, BELL HILL (NORTH) STOURTON	Owned by LCC.	Previously developed land and buildings	Mixed employment and General Industry/Warehousing.			Within main urban area
REMISES AT PONTEFRACT ROAD/QUEEN STREET.	Owned by LCC.	Greenfield site but allocated for development in current JPP.	Proposed green space in AVLAAP but no other sensitive surrounding land uses.			Within main urban area
SEWAGE WORKS	Agent approached. Site is not available.					
T LAND ADJACENT KNOSTROP SEWAGE WORKS, SOUTH OF PONTEFRACT SSIBLE EXTENSION TO LCC OWNED LAND WITHIN CROSS GREEN (AREA)	Yorkshire Water has indicated a potential interest in developing a major waste use.	Previously developed land and buildings CHECK IF THIS IS THE CASE WITH RA	General Industry/Warehousing in AVLAAP			Within main urban area
AREAS WITHIN KNOSTROP SEWAGE WATER TREATMENT SITE SSIBLE EXTENSION AREA AT EXISTING LCC REFUSE DEPOT)	Yorkshire Water has indicated a potential interest in developing a major waste use.	Previously developed land and buildings	Sewage works and operational areas following remediation and reconfiguration of the rest of the site.			Within main urban area
EDICATION SCHEMES AT EXISTING SEWAGE BEDS AND LAGOONS AND US LAND AT PONTEFRACT LANE (EAST LEEDS RADIAL) AND E LANE	Currently subject to 3 year clearance remediation programme and comprehensive remediation programme required for the whole site. This makes it very unlikely that this could be achieved within the procurement timescales.	Previously developed land and buildings	Some land will be retained as industrial areas.			Within main urban area
NGE/PONTEFRACT LANE	Owned by Rwe and indicated interest in waste proposal	Previously developed land and buildings	Existing industrial area. Western area proposed for general industry in AVLAAP but parts of the site to the east proposed for housing and new community facilities.			Within main urban area
TON GRANGE POWER STATION, SKELTON GRANGE ROAD	Owned by Amec	Greenfield site but	Proposed general industry/warehousing in AVI AAP			Within main urban area
DE PONTEFRACT LANE AND NORTH OF SEWAGE WORKS						Within main urban area

Stage 3 - Scoring Criteria Guidance

	0	1	2	3
Deliverability				
Potential for Acquisition.	Land known not to be for sale. Reject outright.	Potential for acquisition not investigated with private landowners.	Private landowners have indicated a willingness to hold negotiations over potential waste development.	Owned by the City Council.
Indicative costs.	Premium or prestige development site. Reject outright.	Present site value for residential uses or high value employment uses (B1).	Present site value for lower value employment (B2 + B8).	Owned by the City Council.
Accessibility				
Indicative proximity to waste sources (strategic location).		Very poor strategic location and transport costs likely to be high (i.e. sites well outside the Urban Area of Leeds).	Reasonably accessible site but not ideal strategic location in terms of waste collection and transfer (i.e. sites at the urban fringe outside the core urban area).	Sites within the urban core and centrally located to serve all parts of the City.
Highway Access.	Overriding constraint to development. Reject outright.	Major highway access or capacity constraint which is very difficult to overcome and limits the site potential.	There are highway access or capacity issues but possible solutions have been investigated and are feasible.	Limited constraint as there are no identified access or capacity issues.
Potential for alternative modes of transport.		No potential for alternative transport access.	Potential for either rail or canal access.	Potential for both rail and canal access.
Compatibility with Existing Land Uses				
Visual impact on existing land uses.		Potentially a major visual impact on the sensitivity of existing surrounding land uses.	Minor visual impact on the sensitivity of existing surrounding land uses.	It should be possible to fully integrate the facility with existing land uses.
Amenity impact on existing surrounding land uses.	Physically adjoins existing residential properties or other sensitive land uses. Reject outright.	Close to an existing residential area or other sensitive uses and limited potential to create buffer zones/screening.	Potential to create a buffer zone or screen from existing properties or other sensitive land uses.	Within an area dominated by existing industrial uses.
Historic environment.		Would have a major adverse impact on a listed building or its setting or other cultural	Would have a minor impact on a listed building or its setting or other cultural heritage	Would have no impact on a listed building on a listed building or its setting or other

APPENDIX 4

	0	1	2	3
		heritage asset.	asset or impacts which could be mitigated.	cultural heritage asset or impacts could be mitigated.
Natural environment.		Would have a major adverse impact on protected species or other sensitive aspects of the environment.	Would have a minor impact on protected species or other sensitive aspect of the environment or impacts which could be mitigated.	Would have no impact on protected species or other sensitive aspect of the environment.
Economic Impact.		It could have a major economic impact on the operation and viability of existing business activity.	There may be a perceived impact on existing business activity which could affect confidence and lead to objection.	There is unlikely to be actual or perceived adverse impacts on existing business.
Compatibility with Planned Land Uses				
Visual impact on existing or planned land uses.		Potentially a major visual impact on the sensitivity of planned surrounding land uses.	Minor visual impact on the sensitivity of planned surrounding land uses.	It should be possible to fully integrate the facility with existing or planned surrounding land uses.
Amenity impact on planned surrounding land uses.		Close to a proposed residential area or other sensitive uses and limited potential to create buffer zones/screening.	Potential to create a buffer zone or screen from planned housing development or other sensitive uses.	Within an area which will remain dominated by existing industrial uses.
Regeneration.		It could have a major impact on the viability of planned regeneration and development projects.	There may be a perceived impact on planned regeneration and development projects which might affect confidence and lead to objection.	There would be no actual or perceived adverse impacts on regeneration or development objectives.
Planning Status				
Current Planning Status.		Outstanding outline or full planning permission for residential or other high value or prestige uses.	Outstanding outline permission for non office employment or other lower value uses.	No planning permission.
Existing or proposed land use allocations.	Currently allocated for green space etc. Reject outright.	Currently allocated for prestige business uses which it is proposed to maintain.	Currently allocated for employment uses but potential reallocation to residential, other higher value uses or green uses.	Currently allocated for employment uses and planned to retain this allocation.

Report of the Head of Scrutiny Support and Member Development

Scrutiny Board (Environment and Neighbourhoods)

Date: 19 December 2007

Subject: Work Programme

Electoral Wards Affected: All

Specific Implications For:

- Ethnic minorities
- Women
- Disabled people
- Narrowing the Gap
-

1.0 Introduction

1.1 At the meeting held on 14 June 2007, the Board identified a series of priority issues/ areas for inclusion in the Board's work programme for 2007/08. In the main, the issues identified have been addressed, with a number of further/ follow-up reports requested. Attached to this report (Appendix 1) is a copy of the Board's current Work Programme.

1.2 However, the following areas are yet to be considered by the Board and are included as unscheduled items:

- Environmental Management around Council Estates;
- Anti Social Behaviour; and,
- Britain's Cleanest City (together with revisiting the Action Plan)

1.3 Appendix 2 sets out the Forward Plan of Key Decisions for 1 December 2007 to 31 March 2008.

2.0 Recommendation

2.1 The Board is requested to:

- (i) Receive and make any changes to the attached Work Programme following any discussions / decisions arising from the meeting;
- (ii) Determine any additional items for the Work Programme.

- (iii) Consider the details presented in this report and its appendices, in particular the priority and scope of the unscheduled items, and agree an updated work programme.

APPENDIX 1

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (DECEMBER) 2007

Item	Description	Notes	Type of item
Meeting date – December 2007			
Waste Solution for Leads	To receive Executive Board Report alongside details of the site selection report		RP
Inquiry into Housing Letting Pressures	To undertake session one.	Private briefing for the Board prior to formal meeting.	RP
Meeting date – January 2008			
Leads Strategic Plan	To consider agreed priorities within the draft Strategic Plan, which take account of the feedback following initial consultation, prior to Executive Board's consideration toward the end of February 08.		DP
Inquiry into Housing Letting Pressures	To undertake formal public session.		RP
Budget proposals	To consider budget proposals relevant to the Board's remit.	Budget proposals scheduled for Executive Board in December 2007.	

Key:			
CCFA / RFS	Community call for action / request for scrutiny	PM	Performance management
MSR	Monitoring scrutiny recommendations	B	Briefings (Including potential areas for scrutiny)
RP	Review of existing policy	SC	Statutory consultation
DP	Development of new policy	CI	Call in

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (DECEMBER) 2007

Item	Description	Notes	Type of item
Meeting date – February 2008			
Performance Management information	To receive 3 rd quarter performance information relating to environment and neighbourhoods.	This is quarterly information and will be scheduled into the Board's work programme every three months.	PM
Recommendation monitoring	To receive a report tracking recommendations from previous inquiries.		PM
Leeds Strategic Plan – draft indicators and targets	To consider the draft indicators and targets associated with the Strategic Plan, prior to Executive Board's consideration of the final draft toward the end of February 08.		DP
Meeting date – March 2008			

Key:			
CCFA / RFS	Community call for action / request for scrutiny	PM	Performance management
MSR	Monitoring scrutiny recommendations	B	Briefings (Including potential areas for scrutiny)
RP	Review of existing policy	SC	Statutory consultation
DP	Development of new policy	CI	Call in

APPENDIX 1

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (DECEMBER) 2007

Item	Description	Notes	Type of item
Meeting date – April 2008			
Rodent Control	6-monthly follow-up report on partnership arrangements, including performance against agreed target times.	All include details of preventative and educational work undertaken to date/ planned.	PM
Board's Annual Report	To agree the Board's contribution to the Scrutiny Annual Report		

Unscheduled Items			
Leeds Housing Market	To receive a detailed report outlining proposals/ actions aimed at addressing the issues arising from the outcomes of the Housing Market Research previously presented to the Board.	Housing Market Research information presented to the Board in November 2007.	
Regeneration Projects	To receive regular progress updates on major regeneration projects within the City.		
Environmental Management around Council Estates			
Anti Social Behaviour			
Britain's Cleanest City (together with revisiting the Action Plan)			

Key:			
CCFA / RFS	Community call for action / request for scrutiny	PM	Performance management
MSR	Monitoring scrutiny recommendations	B	Briefings (Including potential areas for scrutiny)
RP	Review of existing policy	SC	Statutory consultation
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APPENDIX 1

SCRUTINY BOARD (ENVIRONMENT AND NEIGHBOURHOODS) WORK PROGRAMME (DECEMBER) 2007

Working Groups			
Working group	Membership	Progress update	Dates of meetings
CO2 Emissions inquiry	Cllr Anderson Cllr A Blackburn	First meeting held and outcome reported to the Board. Preliminary recommendations identified and endorsed by the Board. Climate Change events held at Bradford and Wakefield attended.	1/11/07 Further meeting scheduled for 7/1/08

Key:			
CCFA / RFS	Community call for action / request for scrutiny	PM	Performance management
MSR	Monitoring scrutiny recommendations	B	Briefings (Including potential areas for scrutiny)
RP	Review of existing policy	SC	Statutory consultation
DP	Development of new policy	CI	Call in

LEEDS CITY COUNCIL

FORWARD PLAN OF KEY DECISIONS

For the period 1 December 2007 to 31 March 2008

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Corporate Contract for an Executive Search and Selection Service to Leeds City Council Award of Contract	Assistant Chief Executive (Corporate Governance)	1/12/07	Client Departments	Contract Award Report	Assistant Chief Executive (Corporate Governance)
Waiver of Contract Procedure Rules To continue expired contract with igen Ltd for 22 Personal Advisers working with young people during transition from pre 16 to post 16 learning. Value £706,260	Chief Executive of Connexions West Yorkshire	3/12/07	Connexions West Yorkshire Leeds Local Management Committee	Report to the Chief Executive of West Yorkshire Connexions	Chief Executive of Connexions West Yorkshire
Review of HR Structures To agree revised HR structure	Director of Resources	7/12/07	Extensive consultation with the Trade Unions and internal stakeholders	Report to the Director of Resources	Director of Resources

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Highway Maintenance Projects Estimated to Cost in Excess of £5,000 for Inclusion in the Highway Maintenance Capital Programme 2008/09	Director of City Services	10/12/07	Each elected member will be consulted on the proposed streets in their ward during October 2007	Report to the Director of City Services	Director of City Services
Capital Injection of BSF and Existing PFI ICT Funding To approve the injection of the capital and to provide the authority to spend	Executive Board (Portfolio: Children's Services)	19/12/07		The report will be sent to the decision maker with the agenda for the meeting	Chief Executive of Education Leeds
Leeds Climate Change Strategy To approve the consultation draft of the Leeds Climate Change Strategy for design and consultation	Executive Board (Portfolio: Development and Regeneration)	19/12/07	The consultation for the draft strategy will focus on organisations with a stake in climate change, particularly businesses, the public sector and 3 rd sector. Members briefings will be offered. The public will also be informed through the website and About Leeds.	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development

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Phase Two Children's Centres in Gipton Obtain authority to incur expenditure	Executive Board (Portfolio : Children's Services)	19/12/07	Full local consultation has been going on for 2 years	The report to be issued to the decision maker with the agenda for the meeting	Director of Children's Services

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<p>Formation of the Garforth Schools Trust To note the formation of the Garforth Schools Trust and approve the transfer of land and premises assets from Council to Trust ownership.</p>	<p>Executive Board (Portfolio: Children's Services)</p>	<p>19/12/07</p>	<p>These proposals have been developed and pursued by the schools concerned, led by Garforth Community College. As part of the statutory process required for the change of school status and formation of the Trust, a detailed programme of consultation has been undertaken with(amongst others) local schools/educational establishments, the local authority, Diocesan representatives, staff , unions, LCC Scrutiny Board, Local Councillors and Members of Parliament. Responses were fed back to governing bodies and were overwhelmingly positive. Further details on the consultation process can be made available upon request. Proposals for asset transfer will be discussed by Education Leeds Capital Projects Board and LCC Asset Management Group prior to Executive Board discussion. The Councils Property and Finance Legal team and Asset Management team have been involved in the process throughout.</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Chief Executive of Education Leeds</p>

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<p>Home Energy Conservation Act 11th Report</p> <p>Approval for release to DEFRA, signing off by Chief Officer prior to release for the 30 November deadline and for information to the December Executive Board.</p>	<p>Executive Board (Portfolio: Neighbourhoods and Housing)</p>	<p>19/12/07</p>	<p>None</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of Environment and Neighbourhoods</p>
<p>Contract to allow advertising on a number of strengthened street lighting columns in Leeds</p> <p>The letting of a contract for advertising on a number of strengthened street lighting columns in Leeds(excluding the City Centre) 2007-2022.</p>	<p>Executive Board (Portfolio: Development and Regeneration)</p>	<p>19/12/07</p>	<p>Legal and Democratic Services, PPU and all affected Members</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of City Services</p>

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LEEDS/BRADFORD Corridor Project To support joint work with Bradford within the Leeds/Bradford corridor.	Executive Board (Portfolio: Neighbourhoods and Housing)	19/12/07	Already carried out with partner organisations eg METRO, WNW Homes Leeds, Firebird. All bodies are represented on the Partnership Working Group.	The report to be issued to the decision maker with the agenda for the meeting	Director of Environment and Neighbourhoods
Leeds Local Development Framework - Annual Monitoring Report 2007 Approval prior to submission to the Secretary of State by 31 st December 2007.	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Leeds Local Development Framework - West Leeds Gateway Area Action Plan Preferred Options Approval for public consultation commencing in Early 2008.	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member Briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development

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Regional Spatial Strategy - Proposed Changes - Leeds City Council Representations Approval prior to formal submission to the Secretary of State (Deadline 31 st December 2007).	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Roundhay Road Proposed HOV Scheme Authority to implement the HOV lane and extension of the bus lane	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Lead Member, Ward Members, West Yorkshire Passenger Transport Executive (WYPTE), Bus Operators and Frontagers	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Leeds West End Partnership - Memorandum of Understanding To agree to the principle of establishing a Memorandum of Understanding and to agree with its contents	Executive Board (Portfolio: City Development)	23/1/08	Legal Services West End Partnership Board Stakeholders	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development

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Otley - Heavy Goods Vehicle Traffic To seek approval for proposals for HGV Management in the Otley area.	Executive Board (Portfolio: Development and Regeneration)	23/1/08	Ward Members, Neighbouring Local Authorities	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Town and District Centres Parking Strategy and Priorities To note the contents and recommendations of the Town and District Centres Parking Strategy and Priorities Study, and to approve recommendations for the development of local parking strategies for the centres identified in the report.	Executive Board (Portfolio: Development and Regeneration)	23/1/08	No specific consultation is associated with the report. The development of strategies for the centres recommended in the report will be progressed subject to approval by Elected Members to the detailed consultation stage.	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Waste Disposal Contract Extension To extend the current waste disposal contract by 6 months.	Director of City Services	1/2/08	Chief Officer	Contract Documents	Director of City Services

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Bridge Capital Maintenance 2008/09 Approval of programme of design and implementation of strengthening and maintenance schemes and authority to incur expenditure	Director of City Development	8/2/08	Ward members will be consulted at the appropriate time prior to construction	LTP Settlement 2008/09	Director of City Development

NOTES

Key decisions are those executive decisions:

- which result in the authority incurring expenditure or making savings over £500,000 per annum, or
- are likely to have a significant effect on communities living or working in an area comprising two or more wards

Executive Board Portfolios

Executive Member

Central and Corporate	Councillor Mark Harris
Development and Regeneration	Councillor Andrew Carter
Environmental Services	Councillor Steve Smith
Neighbourhoods and Housing	Councillor John Leslie Carter
Leisure	Councillor John Procter
Children's Services	Councillor Richard Brett
Learning	Councillor Richard Harker
Adult Health and Social Care	Councillor Peter Harrand
Leader of the Labour Group	Councillor Keith Wakefield
Leader of the Morley Borough Independent Group	Councillor Robert Finnigan
Advisory Member	Councillor Judith Blake

In cases where Key Decisions to be taken by the Executive Board are not included in the Plan, 5 days notice of the intention to take such decisions will be given by way of the agenda for the Executive Board meeting.

LEEDS CITY COUNCIL

BUDGET AND POLICY FRAMEWORK DECISIONS

Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be considered by Decision Maker	Lead Officer

NOTES:

The Council's Constitution, in Article 4, defines those plans and strategies which make up the Budget and Policy Framework. Details of the consultation process are published in the Council's Forward Plan as required under the Budget and Policy Framework.

Full Council (a meeting of all Members of Council) are responsible for the adoption of the Budget and Policy Framework.

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