

## Appendix 1

### Assessment of Gypsy and Traveller Sites (including for Travelling Showpeople)

#### Assessment Stage 1:

Officers considered the following site submissions:

- 17 submissions from Leeds GATE. 16 of these were discounted on the basis that they were identified for alternative uses. 1 site at Telford Terrace, Hunslet was carried forward for further assessment as it was an un-used allotment site.
- Sites submitted via the Issues and Options Plan which were either unavailable or non-specific and related to land which was not owned by the submitter.
- A private site submission on land off Pawson Street, Robin Hood which was assessed as having significant green belt impact and discounted.

#### Assessment Stage 2:

In addition to the preferred options identified in the Site Allocations Plan the Council also assessed a range of sites where availability was not highlighted as an immediate concern. These are set out below with reasons for discounting these.

	<b>Location</b>	<b>Site</b>	<b>Assessment / Reasons for discounting</b>
1	Outer North West	Ilkley Road, Otley	<ul style="list-style-type: none"><li>• Existing but vacant unauthorised site</li><li>• Area of high flood risk</li></ul>
2	Outer South	Land to the South of Leeds Road, Rothwell	<ul style="list-style-type: none"><li>• Green Belt impact</li><li>• Difficult to access</li></ul>
3	Inner	Parkside Lane, Beeston	<ul style="list-style-type: none"><li>• Not available – offers for employment use</li><li>• Industrial area – noisy neighbours</li><li>• Impacts on adjacent greenspace</li></ul>
4	Outer West	Wyther Community Centre, Bramley	<ul style="list-style-type: none"><li>• Option for Registered Housing provider</li><li>• Impact on adjacent housing allocation</li><li>• Surrounded by existing housing</li></ul>
5	Outer South East	Land to the North of Ledston Luck	<ul style="list-style-type: none"><li>• Poor access to services</li><li>• Localised flooding</li></ul>
6	Outer South West	Cottingley Spring West Extension	<ul style="list-style-type: none"><li>• Impact on neighbours</li><li>• Secretary of State decision</li></ul>
7	Inner	Land off Cranmore Drive, Belle Isle	<ul style="list-style-type: none"><li>• Impact on greenspace</li><li>• Difficult to self-contain and avoid spread</li><li>• Area of existing settled housing</li></ul>
8	Inner	Telford Terrace, Hunslet	<ul style="list-style-type: none"><li>• Designated allotment land in an area of deficiency</li><li>• Directly opposite Methodist Church – parking issues</li></ul>
9	Outer South West	Land to the South of New Inn, Adwalton	<ul style="list-style-type: none"><li>• Access difficult to achieve through adjacent pub car park</li><li>• Small site</li></ul>
10	Inner	Land between Newmarket Approach and Waterloo Sidings	<ul style="list-style-type: none"><li>• No access without impact on Leeds Cycle Way</li><li>• Adjacent to railway line</li></ul>

11	Outer West	Land off Priesthorpe Lane, Calverley	<ul style="list-style-type: none"> <li>• Electricity pylon on site</li> <li>• Access to ring road difficult</li> </ul>
12	North Leeds	Land to the north of Crag Lane, Alwoodley	<ul style="list-style-type: none"> <li>• Adjacent to existing settled housing</li> <li>• Site is sloping and does not have any appropriate access options</li> </ul>
13	Inner	Community Hall at Barkly Road, land at, Beeston	<ul style="list-style-type: none"> <li>• Desire to retain in local community use</li> <li>• Surrounded by existing settled housing</li> </ul>
14	Inner	Manor Mill Lane	<ul style="list-style-type: none"> <li>• Within an industrial area.</li> <li>• Existing settled housing adjacent to the rear of the site at close quarters with privacy concerns arising.</li> </ul>
15	Outer West	Corner of Wade Street/Land Street, Farsley	<ul style="list-style-type: none"> <li>• Tiered and difficult to lay out</li> <li>• Conservation area</li> <li>• Privacy concerns</li> </ul>
16	City Centre	Adjacent to arena	<ul style="list-style-type: none"> <li>• Forms landscaping for arena</li> <li>• Not available</li> </ul>
17	City Centre	Pym Street/Donisthorpe Street	<ul style="list-style-type: none"> <li>• Industrial area with flyover running directly above</li> <li>• Likely to be issues with noise and health and safety</li> </ul>
18	City Centre	Haigh Park Road	<ul style="list-style-type: none"> <li>• Isolated site which is highly industrial in nature and with flood risk</li> </ul>
19	Outer South West	Land to the north of Thorpe Lane, Middleton	<ul style="list-style-type: none"> <li>• Pylons on site</li> <li>• Steeply sloping</li> <li>• Established industrial neighbours to the south</li> </ul>
20	Outer North West	Otley Old Road	<ul style="list-style-type: none"> <li>• Very isolated and poor accessibility</li> <li>• May require an easement to the beck</li> <li>• Airport noise</li> </ul>
22	Outer North East	Bramham Road, Clifford	<ul style="list-style-type: none"> <li>• Open site with impact on Green Belt purposes</li> <li>• Isolated and does not adjoin the urban area</li> <li>• Not screened</li> </ul>
23	Outer South	Ouzlewell Farm, Castle Gate, Nr Lofthouse	<ul style="list-style-type: none"> <li>• Long narrow access road.</li> <li>• Very remote location with poor accessibility to local services and facilities</li> </ul>
24	Outer North East	Scholes Lane, Scholes	<ul style="list-style-type: none"> <li>• At rear of existing settled housing with overlooking and privacy concerns</li> </ul>
25	Outer West	Tyersal Lane, Pudsey	<ul style="list-style-type: none"> <li>• Located between industrial and existing settled housing – overlooking and privacy and noise concerns</li> <li>• Access via private residential road</li> <li>• Directly adjacent to Bradford border with potential to draw non-Leeds based needs</li> </ul>
26	East	Land off Elemete Lane, Roundhay	<ul style="list-style-type: none"> <li>• Site needed for cemetery use</li> </ul>