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Site Brochure: Development opportunities for the provision of housing for Older People

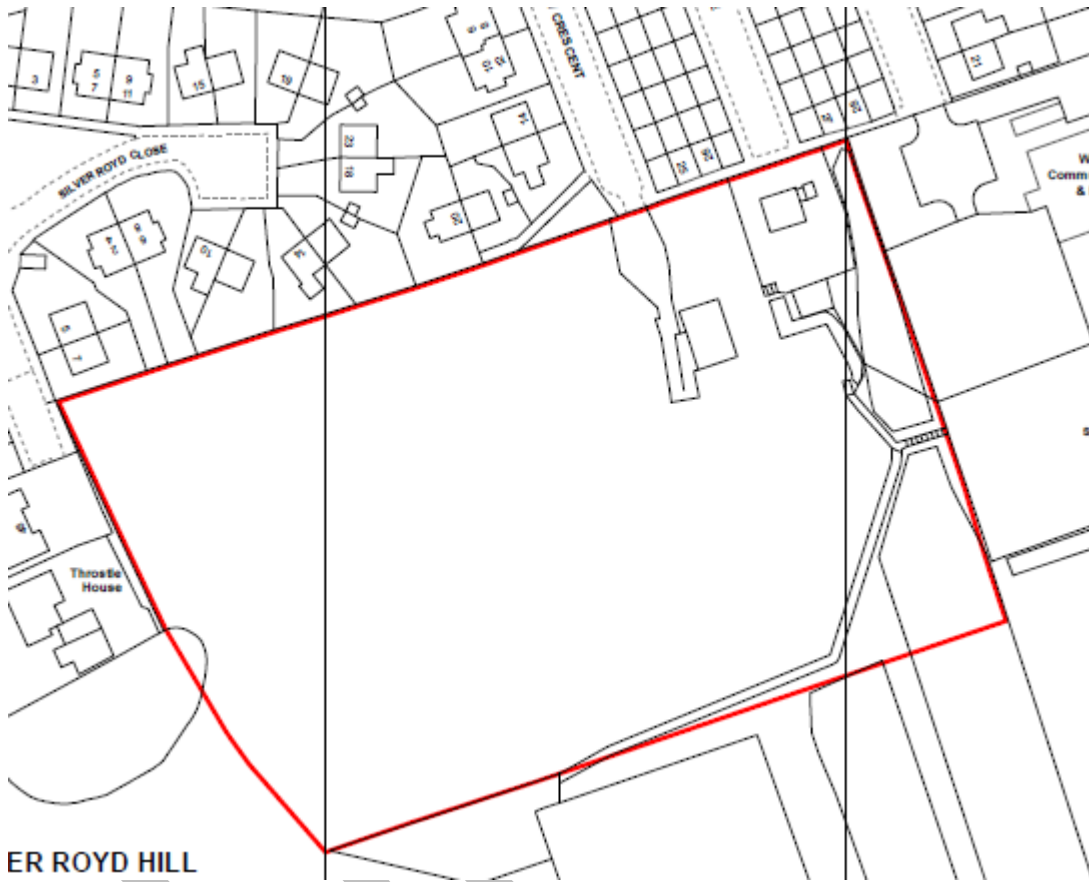
Autumn 2015

Site 1: Former Wortley High School Site

Address: Swallow Crescent, Leeds LS12 4RB

Ward: Farnley & Wortley

Site Plan:



ER ROYD HILL

Description: The former school site is located off Swallow Crescent in the Farnley & Wortley Ward, close to Farnley Ring Road and approximately 2 miles to the west of Leeds City Centre in a predominantly residential area. Topographically, the site slopes in an east to west direction. The former school has been demolished and site is cleared.

Type of housing: A planning statement has been drafted for the site and it has been deemed to be suitable for C2 or C3 housing. The Council's preference for this site is the development of an Extra Care scheme.

Potential Capacity: A capacity study undertaken by the Council has highlighted that it is possible to provide a two storey, 45 unit Extra Care scheme based upon the Schedule of Accommodation outlined in the Leeds Extra Care Model.

Size of site: Approximately 1.5 ha.

Delivery Considerations: Access / highways alignment / parking provision are all subject to consultation with the Council's highways service.

Anticipated timescales for delivery: The site is available for development now.

Landowner: Leeds City Council

Contact for further details:

Site Disposal

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Site 2: Former Bodmin Road Children's Home

Address: 2 -4 Bodmin Road, Leeds LS10 4UB

Ward: Middleton Park

Site Plan:



Description: This site is the location of a former Council managed Children’s Home, within the Middleton Park Ward, Inner South Leeds. The buildings located on the site are to be demolished imminently.

Type of housing: The Council’s preference for this site is the development of an Extra Care scheme. This is based on evidence provided through the Adult Social Care modelling system.

Potential Capacity: A capacity study undertaken by the Council has highlighted that it is possible to provide a two storey, 45 unit Extra Care scheme based upon the Schedule of Accommodation outlined in the Leeds Extra Care Model.

Size of site: Approximately 0.765ha.

Delivery Considerations: Access / highways alignment / parking provision are all subject to consultation with the Council's highways service.

Anticipated timescales for delivery: The site is available for development now.

Landowner: Leeds City Council

Contact for further details:

Site Disposal

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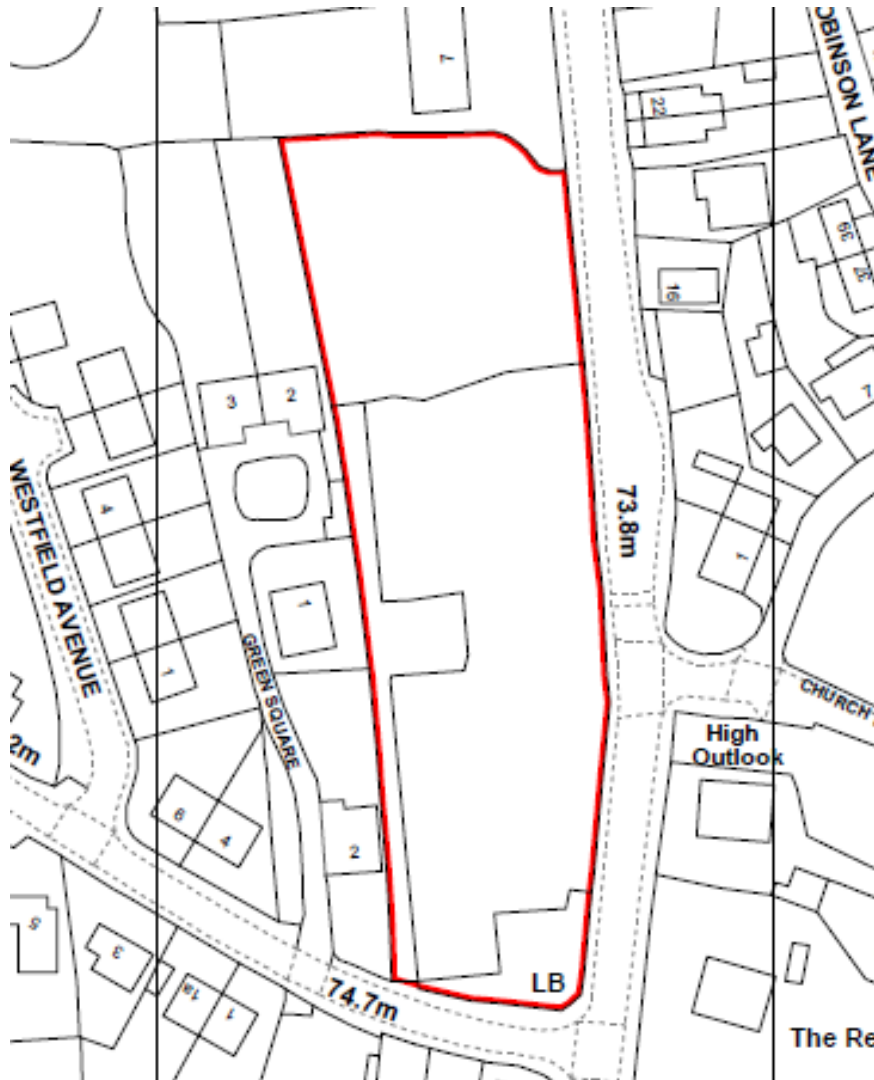
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Site 3: Former Ash Tree Primary School

Address: Leeds Road, Kippax, LS25 7HG

Ward: Kippax & Methley

Site Plan:



Description: The former primary school site is located in the heart of Kippax on the edge of the town centre. It is in a predominantly residential location, with a mix of residential property types and ages. Kippax library is accessed off Westfield Lane directly opposite the site. The scheduled historic monument of Manor Harth Hill ringwork lies to the east off Church Lane and can clearly be viewed from the site.

The site sits in a prominent location on the brow of the hill, approached in both directions, (north and south) along Leeds Road. The site has been cleared and is flat. To the northern end, where the trees and shrubs are, the land starts to drop away quite steeply.

Type of housing: A planning statement has been drafted for the site and it has been deemed to be suitable for C2 or C3 housing.

Potential Capacity: New housing could be built at a higher density to reflect the site's sustainable location on the edge of town centre. Initial views are that development should not exceed three storeys.

Size of site: Approximately 0.6ha.

Delivery Considerations: Access / highways alignment / parking provision are all subject to consultation with the Council's highways service.

Anticipated timescales for delivery: The site is available for development now.

Landowner: Leeds City Council

Contact for further details:

Site Disposal

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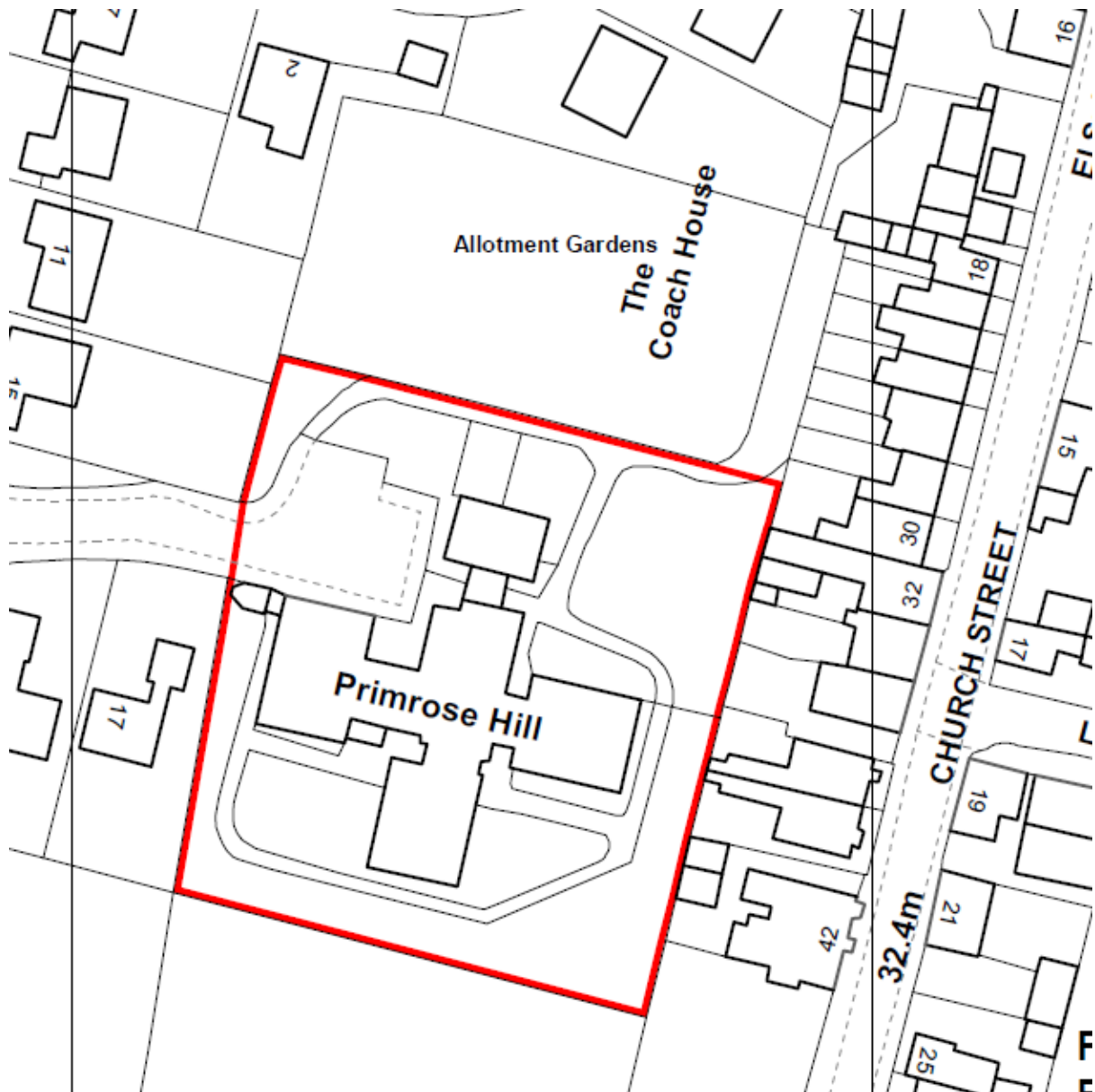
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Site 4: Former Primrose Hill Home for Older People

Address: Westwood Way, Boston Spa, LS23 6DX

Ward: Wetherby

Site Plan:



Description: The site of the former Older People’s Home is located in the village of Boston Spa in the Wetherby Ward.

Type of housing: The site and it has been deemed to be suitable for C2 or C3 housing.

Potential Capacity: There is a building still on situ at the site which is a 33 bed former older people’s home. The preferred option would be for the building to be converted and re-used.

Size of site: Approximately 0.44ha.

Delivery Considerations: Access / highways alignment / parking provision are all subject to consultation with the Council's highways service.

Anticipated timescales for delivery: The site is available for development now.

Landowner: Leeds City Council

Contact for further details:

Site Disposal

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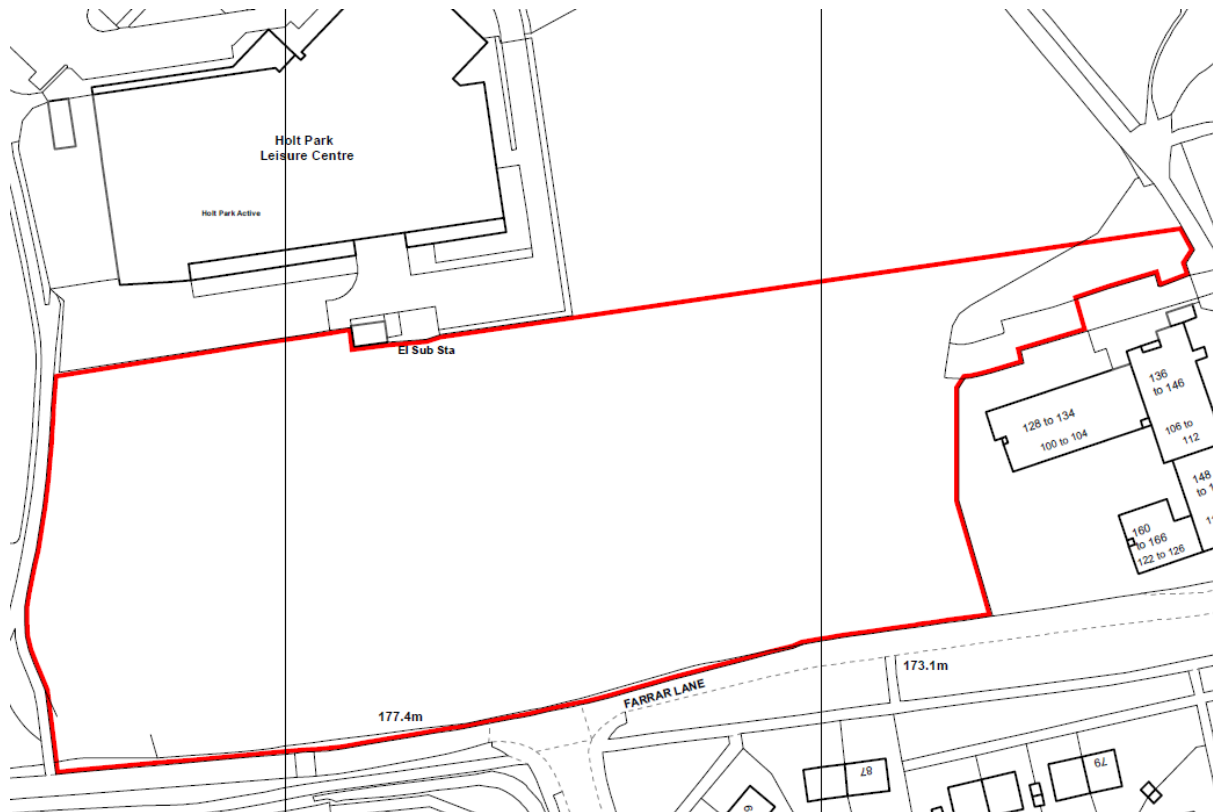
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Site 5: Holt Park

Address: Farrar Lane, Holt Park, Leeds LS16 7JW

Ward: Adel & Wharfedale

Site Plan*:



*Indicative only

Description: The site is located adjacent to the Holt Park Active Centre, Holt Park District Centre and a recently refurbished Council owned and managed sheltered housing scheme.

Type of housing: The site and it has been deemed to be suitable for C2 or C3 housing.

Potential Capacity: It has been suggested that the site could be split into two opportunities to provide both Extra Care and care home provision.

Size of site: Approximately 1.31ha

Delivery Considerations: Access / highways alignment / parking provision are all subject to consultation with the Council's highways service.

Anticipated timescales for delivery: The site is available for development now.

Landowner: Leeds City Council

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