

Leeds City Council Brownfield Sites

Ward	Site Name	Size (ha)	Indicative Development Capacity	Key Site dates	Planning/Guidance	AHSP Site	Comments
Ardsley & Robin Hood	Westerton Walk, Tingley	0.39	12	Closed and declared surplus 2011			Planning statement is currently being prepared. Drainage to resolve as the site used to be a pumping station. Site comprises footprint of building only.
Armley	Hedley Chase, New Wortley	0.49	15	Cleared 2008			Cleared site for which a Planning Statement is being prepared to support marketing. Access through the New Wortley estate is likely to limit development interest.
Armley	Holdforth Place, New Wortley	0.85	26	Cleared 2000-2001	West Leeds Gateway SPD; Planning statement required		Site made available for development following clearance of houses. Neighbouring land of former Children's Home is in private ownership. Preliminary discussions have taken place with registered housing providers about bringing forward a scheme and working with the Council to assemble a larger more economic site.
Armley	Mistress Lane, Armley	1.23	37	Cleared 2006		Y	Site comprised of former maisonette buildings, adjoining retained tower blocks. Development of the site is not viable in the current climate due to severe slope and ground conditions. Outline Planning Permission granted as part of previous PFI Round 6 proposals.
Beeston & Holbeck	Meynell Approach, Holbeck	0.45	25	Rehousing & clearance 2010	OPP for residential; Neighbourhood Plan in progress		Site compound for PFI scheme, following which sale/redevelopment of the site will be sought. Stage 1 checks in place.
Chapel Allerton	Beckhill Grove, Meanwood	0.46	14	Cleared 2006	Planning statement required		Cleared public house. Surrounding houses still remain and will need to be considered as a future phase of Beckhill regeneration.
Hyde Park & Woodhouse	Lovell Park Road, Little London	0.61	28	Rehousing from site 2007-10, clearance 2010	OPP for residential		Site compound for PFI scheme, following which sale/redevelopment of the site will be sought. Stage 1 checks in place.
Killingbeck & Seacroft	Asket Drive (North), Seacroft	0.8	24	Cleared 2005-2011	Draft Neighbourhood Framework; OPP for residential		Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under JVC arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Outline Planning approval granted as part of HCA-funded Public Land Initiative. Funding requires exploration of deferred purchase approach.
Killingbeck & Seacroft	Asket Drive (South), Seacroft	2.62	96	Cleared 2005-2011	Draft Neighbourhood Framework; OPP for residential		Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under JVC arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Outline Planning approval granted as part of HCA-funded Public Land Initiative. Funding requires exploration of deferred purchase approach.
Killingbeck & Seacroft	Former Asket Hill Primary School, Kentmere Approach, Seacroft	1.2	30	Closed and cleared 2005/6	Draft Neighbourhood Framework; Planning statement required		Former school site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
Killingbeck & Seacroft	Barncroft Close, Seacroft	0.66	20	Cleared in early 1990's	Draft Neighbourhood Framework; Planning statement required		Site was cleared approximately 20 years ago and has become a resource as amenity space for the local community. Development opportunity to be explored through preparation of Neighbourhood Frameworks for Seacroft and consultation. Planning statement required. Some interest received from a Housing Association for a community build project.
Killingbeck & Seacroft	Brooklands Avenue, Seacroft	3.25	98	Cleared 2004-11	Draft Neighbourhood Framework; OPP for residential		Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Site under consideration for pilot Older People's Housing scheme.
Killingbeck & Seacroft	Brooklands Drive, Seacroft	0.45	14	Cleared 2004-11	Draft Neighbourhood Framework; Planning statement required		Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
Killingbeck & Seacroft	Former East Leeds Family Learning Centre, Brooklands View, Seacroft	3.16	95	Site closed 2008, and cleared 2009/10	Draft Neighbourhood Framework; Planning statement required		Regeneration site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development. Site part occupied by RISE construction training centre. Planning statement required.
Killingbeck & Seacroft	Former Gala Bingo site, Seacroft Crescent, Seacroft	0.17	5	Cleared late 1990's	Draft Neighbourhood Framework; Planning statement required		Regeneration site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
Killingbeck & Seacroft	Kentmere Approach, Seacroft	3.84	20	Cleared 2006-10	Draft Neighbourhood Framework; Planning statement required		Cleared housing site incorporating adjoining open space in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
Killingbeck & Seacroft	Land to south of Seacroft Library, Seacroft Crescent, Seacroft	0.32	10	Cleared 1999	Draft Neighbourhood Framework; Planning statement required		Regeneration site in East Leeds. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to guide future development. Interest from health partners to develop new facilities.
Killingbeck & Seacroft	South Parkway, Seacroft	1.0	30	Cleared 2004-11	Draft Neighbourhood Framework; Planning statement required		Cleared housing site in East Leeds which until 2011 has been of interest to Bellway under joint venture arrangements. Development opportunities are being explored and a Neighbourhood Framework for the area is being prepared to stimulate and guide future development.
Middleton Park	Acre Mount, Middleton (may wish to split site)	2.02	61	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required	Y	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Options to acquire being assessed. Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Planning statement required.
Middleton Park	Thorpe Road East	0.09	3	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required	Y	Cleared housing site in South Leeds. Neighbourhood Framework is being prepared for Middleton and Belle Isle which will inform development opportunities. Planning statement required.
Middleton Park	Towcester Avenue, Middleton	1.26	38	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required		Cleared housing site in South Leeds. Neighbourhood Framework is being prepared for Middleton and Belle Isle which will inform development opportunities.
Middleton Park	Middleton Park Avenue, Middleton	5.85	100	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required	Y	Former flats now cleared and site in use as open space. Planning permission granted for development as part of Rd 6 PFI older peoples housing project.
Middleton Park	Thrope Square, Middleton	0.74	22	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required	Y	Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Planning statement required.

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Middleton Park	<b>Throstle Terrace, Middleton</b>	<b>0.5</b>	<b>15</b>	Cleared 1980's & 1990's	Draft Neighbourhood Framework; Planning statement required		Neighbourhood framework is being prepared for Middleton and Belle Isle which will set out development opportunities for the site. Site needs to be considered in conjunction with Site 10. Planning statement required.
Temple Newsam	<b>Cartmell Drive North, Halton Moor</b>	<b>1.33</b>	<b>40</b>	Cleared 2000	OPP for residential		Regeneration site in East Leeds. Outline Planning permission obtained with funding support from the HCA. Discussions with developers indicate limited viability for development in this area. Funding requires exploration of deferred purchase approach.
Temple Newsam	<b>Cartmell Drive South, Halton Moor</b>	<b>5.56</b>	<b>50</b>	Long standing ex landfill site	Planning statement required		Former landfill site in East Leeds. Discussions with developers indicate limited viability for development in this area. Planning statement required.
Temple Newsam	<b>Kendal Drive, Halton Moor</b>	<b>0.43</b>	<b>13</b>	Cleared 2004	Planning statement required		Regeneration site in East Leeds. Discussions with developers indicate limited viability for development in this area.
Temple Newsam	<b>Rathmell Road, Halton Moor (may wish to split)</b>	<b>2.33</b>	<b>70</b>	Cleared 2000	Planning statement required		Regeneration site in East Leeds. Discussions with developers indicate limited viability for development in this area. Planning statement required.
Temple Newsam	<b>Wykebeck Mount, Osmondthorpe (may wish to split)</b>	<b>2.93</b>	<b>88</b>	Closed 2004, cleared 2006	Planning statement required		Former school site. Discussions with developers indicate limited viability for development in this area. Planning statement required.