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£50m Vickers masterplan

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By Ian Briggs - Deputy Editor



How the Barnbow site could look

PLANS for a major £50m regeneration project which will see hundreds of homes built, community facilities introduced and scores of jobs created at the site of a former Yorkshire tank factory are expected to be submitted this week.

The masterplan for the 63 acre residential-led Barnbow scheme includes a vision for up to 450 houses, a medical centre, retail units, business premises, a park and 'art house' cinema.

Residents of the area, which includes the former home of the Vickers Tank factory - now known as Radial Park and home to a used car retailer, have been asked for their feedback on the proposals by the site's owners, Threadneedle Property Investments.

Rupert Visick, of industrial property specialists, [Gent Visick](#), is advising Threadneedle on the scheme together with planning consultancy Barton Willmore.

Mr Visick said: "We have been working on bringing forward the redevelopment of this site for a long time now.

"The scheme in Crossgates, Leeds, is a major project for the region and will be a catalyst for jobs and regeneration.

"The last tank rolled out of the factory 10 years ago however Threadneedle want to retain the legacy of this important piece of Leeds industrial history."

Outline planning permission was granted earlier this year for the creation of 151 homes on the site.

Threadneedle has said it wants to create a "sustainable, vibrant community" and has worked with Leeds City Council and councillors in the area to develop the plan.

Threadneedle has said it is willing to contribute to fund the delivery of the delayed Manston Lane Link Road (MLLR), which has had planning permission since the mid 1990s and would ease traffic congestion in the area, if planning permission is granted for Barnbow.

The road would take a route through land owned by Leeds City Council and Thorpe Park, the major business park close to the proposed scheme.

Threadneedle believes that if permission for its scheme is given, the MLLR could be delivered by late 2013.

A network of pedestrian and cycle routes are also proposed within Barnbow with the possibility of extended public transport services.



The former Vickers Tank factory ceased manufacturing in 1999 before which it had been used by Vickers Defence Systems for the manufacture of Challenger II tanks.

The 350,000 sq ft facility is expected to be demolished if the scheme gets planning permission. A decision on the plans is expected next year.