

## OUTER NORTH WEST HOUSING MARKET CHARACTERISTIC AREA

### ADEL & WHARFEDALE, OTLEY & YEADON AND ALWOODLEY WARDS

#### INTRODUCTION

#### 1.0 Outer North West Housing Market Characteristic Area and Wards

- 1.1 Plan 1 shows the boundaries of the wards that fall, to a greater or lesser extent, within Outer North West Housing Market Characteristic Area (HMCA). The plan also shows the areas of greenspace by type that fall in the area. Copies of plans are available upon request. Please e-mail [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk).
- 1.2 The greenspace sites shown on the plan and used in the following assessment are those which were identified and surveyed during the citywide Open Space, Sport and Recreation Assessment (referred to as the Open Space Audit) in 2008 and not the allocated greenspace (N1, N1a, N5 and N6) identified in the UDP Review 2006. Many sites are in both but there are variations which must be noted: 1) some allocated sites are not included (where they have been developed); 2) others appear with amended boundaries; and 3) there are additional sites which are not currently allocated but have been identified through the audit as functioning as greenspace. Plan 2 overlays the existing UDP allocations with the boundaries of the Open Space Audit sites and thereby clearly shows the differences between the two. Appendix 1 contains a list of those allocated sites which do not appear on the plan and the reasons why they are not shown. It is proposed to delete these sites, revise the boundaries of some sites to reflect what is currently on the ground and designate the new sites identified through the Open Space Audit.
- 1.3 Housing Market Characteristic Areas are sub-areas recognising the diverse nature and characteristics of market areas across the City. These areas take account of topographical and settlement spatial definitions as well as operational housing markets in terms of house prices and land values. They reflect geographical areas that people tend to associate with finding properties to live in.
- 1.4 Whilst other subjects have been considered on an HMCA basis, the quantity of greenspace has been analysed according to wards because this allowed a more accurate analysis by ward population figures. The quality and accessibility of greenspace is assessed on an HMCA basis.
- 1.5 There are 3 wards that fall to a greater or lesser extent within the Outer North West Housing Market Area. The majority of Adel & Wharfedale ward falls in the area along with part of Otley & Yeadon and Alwoodley Wards.
- 1.6 Where an area of greenspace falls across the boundary of the ward then only the part of the greenspace that falls within the ward has been included in the analysis. Care has been taken to check this would not result in the division of a facility.

#### 2.0 Total Greenspace in 3 Wards

- 2.1 Total greenspace in Adel & Wharfedale, Otley & Yeadon and Alwoodley wards is **989.031ha** on **193** greenspace sites. Excluding green corridors, cemeteries and golf courses the total is **668.128ha** which relates to **160** sites.

### 3.0 Core Strategy Policy G3: Standards for Open Space, Sport and Recreation

3.1 Policy G3 sets out standards for the following types of greenspace:

- Parks and Gardens
- Outdoor Sports Provision - excludes MUGAs, single goal ends and golf courses. Includes tennis courts, bowling greens, athletics tracks, synthetic pitches, adult pitches, junior pitches (football, rugby, cricket)
- Amenity greenspace – excludes cemeteries.
- Children and young people’s equipped play facilities – includes MUGAs skate parks, teen shelters, play facilities.
- Allotments – both used and unused.
- Natural greenspace - excludes green corridors.

3.2 There are no standards in the Core Strategy for cemeteries, green corridors and golf courses.

### QUANTITY OF GREENSPACE

#### 4.0 Methodology

4.1 The tables below show the breakdown of provision, or **quantity**, for each of the 6 types of greenspace defined in Policy G3 in the Core Strategy. The quantities have been divided by the total population of each ward to give a standard which can be compared against the standards in Policy G3.

4.2 The ward population is taken from the ONS Population Census 2011. Ward Populations are as follows:

Ward	Population
Adel & Wharfedale	19,430
Otley & Yeadon	22,223
Alwoodley	22,776

4.3 Child populations are taken from the ONS Population Census 2011 and the 2007 mid year estimates. The 2011 census figures are grouped in 5 year categories so there are accurate figures for 0 - 4, 5 – 9 and 10 – 14 year olds. The next category is 15 – 19 year olds so the 2007 mid year estimates have been used to estimate the number of 15 and 16 year olds. These estimates are broken down to individual years so the number of 11 and 12 year olds in 2007 (15 and 16 year olds in 2011) has been added to the 2011 population figures to give an estimate of children and young people by ward. This is set out below:

Ward	Population aged 0 -16 years
Adel & Wharfedale	3,656
Otley & Yeadon	4,142
Alwoodley	4,478

4.4.1 Core Strategy policy G3 identifies the following standards for quantity of greenspace:

<b>Greenspace type</b>	<b>Quantity per 1000 population</b>
Parks and Gardens	1 hectare
Outdoor sports provision	1.2 hectares (excluding education provision)
Amenity greenspace	0.45 hectares
Children and young people's equipped play facilities	2 facilities per 1,000 children (excluding education provision)
Allotments	0.24 hectares
Natural Greenspace	0.7 hectares (main urban area and major settlements, 2 ha other areas)

There are two standards for the provision of natural greenspace set out in Policy G3, 0.7ha per 1000 population for the main urban area and major settlements and 2ha per 1000 population for other areas. Otley is identified as a major settlement in the Core Strategy therefore natural greenspace provision in the Outer North West HMCA has been considered against the 0.7ha standard rather than the 2ha standard.

## 5.0 Quantities by types and Wards

5.1 The quantities of greenspace types compared to the Core Strategy standards are as follows for each of the three wards in the Outer North West HMCA.

### **Parks and Gardens:**

#### 5.2 *Parks and Gardens Adel & Wharfedale Ward*

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
53	Golden Acre Park	41.998
58	Holt Park	2.136
712	Pool Recreation Ground	3.232
26	Bedquilts Recreation Ground	22.123
	<b>Total</b>	<b>69.489</b>

5.2.1 **Quantity (per thousand people)**  $69.489 \div 19.430 = 3.57$  hectares

5.2.2 **Conclusions:** Compared against the standard of 1 hectare per 1000 population, Adel & Wharfedale ward exceeds the recommended Core Strategy standard by more than double and so has surplus provision in terms of the quantity of Parks and Gardens.

#### 5.3 *Parks and Gardens Otley & Yeadon Ward*

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
109	Wharfemeadows Park	5.757
1394	Hawthorn Crescent POS	0.436
96	Tarnfield Park, Yeadon	16.949
839	Henshaw Oval	0.267
123	Grove Hill Park, Otley	2.265
770	Weston Drive Sports Field	1.293
772	Newall Carr Road	0.836

SITE_ID	SITE_NAME	AREA_HA
776	Cayton Road Playing Field	0.326
<b>Total</b>		<b>28.129</b>

5.3.1 **Quantity (per thousand people)** -  $28.129 \div 22.233 = 1.26$  hectares

5.3.2 **Conclusions** - Compared against the standard of 1 hectare per 1000 population, Otley and Yeadon ward exceeds the recommended Core Strategy standard and so has surplus provision in terms of the quantity of Parks and Gardens.

#### 5.4 ***Parks and Gardens Alwoodley***

SITE_ID	SITE_NAME	AREA_HA
122	Cranmer Bank Recreation Ground	4.679
516	Shadwell Lane Recreation Ground	2.839
1510	Cragg Lane Rec	2.888
Total		10.406

5.4.1 **Quantity (per thousand people)**  $10.406 \div 22.776 = 0.45$  hectares

5.4.2 Compared against the standard of 1 hectare per 1000 population, Alwoodley ward falls below the recommended Core Strategy standard and so has an under provision in terms of the quantity of Parks and Gardens.

#### 5.5 **Parks and Gardens - Overall Conclusions**

5.5.1 If the totals for all 3 wards are added together it creates an overall average standard of **1.677 hectares per 1,000 population**. This is over the Core Strategy standard however only part of the Otley & Yeadon Ward lies within the Outer North West HMCA.

### **Outdoor Sports Provision**

#### 5.6 **Methodology**

5.6.1 Outdoor sports facilities in educational use have been excluded as it cannot be assumed that these are available for the public to use. Golf courses have also been excluded.

5.6.2 There are instances where outdoor sports provision occurs within other primary typologies. We have identified these and used the Sport England Comparison Standards to extract out the size of facilities as follows:

- Playing pitch (adult) = 1.2ha
- Junior pitch = 0.5ha
- Bowling green = 0.14ha
- Tennis court = 0.0742
- Cricket pitch = 1.37ha
- Synthetic turf pitch = 0.7ha

#### 5.7 ***Outdoor Sports Provision Adel & Wharfedale Ward***

SITE_ID	SITE_NAME
734	Pool Cricket Club
736	Arthington Cricket ground
925	New Rover Cricket Club
743	Bramhope Bowls Club
58	Holt Park
1851	Bramhope Tennis Club
1651	Holt Lane
1652	Old Cricket Ground Pool Road Mills
991	Adel Sports and Social Club
712	Pool Recreation Ground
741	Bramhope Recreation Ground
746	West Park Leeds RUFC Ground
26	Bedquills Recreation Ground
1493	Cookridge Cricket Club
1500	Old Moderians Association

5.7.1 The quantity of outdoor sports provision on the above sites is as follows:

Type	No.	Area (ha)
Adult Pitches	12	14.4
Junior Pitches	1	0.5
Cricket Pitches	12	16.44
Tennis Courts	10	0.742
Bowling Green	3	0.42
Synthetic Pitches	2	1.4
<b>Total</b>	<b>40</b>	<b>33.90</b>

5.7.2 **Quantity (per thousand people)**  $33.90 \div 19.43 = 1.74$  hectares

5.7.3 **Conclusions** - Compared against the standard of 1.2 hectares per 1000 population, Adel & Wharfedale Ward exceeds recommended Core Strategy standard and has a surplus of provision in terms of the quantity of outdoor sports provision.

## 5.8 ***Outdoor Sports Provision Otley & Yeadon Ward***

SITE_ID	SITE_NAME
109	Wharfemeadows Park
1767	Otley RUFC
1770	Former Thomas Chippendale School Pitches
96	Tarnfield Park, Yeadon
123	Grove Hill Park, Otley
1091	Otley Town Football Club
1092	Old Etonian Rugby Pitches
1773	Yeadon Cricket Club
1774	Yeadon Football Pitch
777	Grove Hill Cricket Ground
770	Weston Drive Sports Field
773	Garnetts Field

5.9.1 The quantity of outdoor sports provision on the above sites is as follows:

Type	No.	Area (ha)
Adult Pitches	14	16.8
Junior Pitches	2	1.0
Cricket Pitches	2	2.74
Tennis Courts	7	0.52
Bowling Green	3	0.42
Synthetic Pitches	0	0
<b>Total</b>		<b>21.48</b>

5.9.2 **Quantity (per thousand people)** -  $21.48 \div 22.23 = 0.96$  hectares

5.9.3 **Conclusions** - Compared against the standard of 1.2 hectares per 1000 population, Otley and Yeadon Ward falls short of the recommended Core Strategy standard and so is deficient in terms of the quantity of outdoor sports provision.

5.9.4 **Outdoor Sports Provision Alwoodley**

SITE_ID	SITE_NAME
122	Cranmer Bank Recreation Ground
516	Shadwell Lane Recreation Ground
1513	Leodiensions Rugby Pitches
1293	Alwoodley Cricket Club
693	Allerton High School
689	Alwoodley Park
698	Wigton Sports Association
688	Alwoodley Community Association Sports Ground

5.8.1 The quantity of outdoor sports provision on the above sites is as follows:

Type	No.	Area (ha)
Adult Pitches	11	13.2
Junior Pitches	6	3
Cricket Pitches	2	2.74
Tennis Courts	2	0.148
Bowling Green	0	0
Synthetic Pitches	0	0
<b>Total</b>	<b>21</b>	<b>19.09</b>

5.8.2 **Quantity (per thousand people)**  $19.09 \div 22.776 = 0.84$  hectares

5.8.3 **Conclusions** - Compared against the standard of 1.2 hectares per 1000 population, Alwoodley ward falls short of the recommended Core Strategy standard and so is deficient in terms of the quantity of outdoor sports provision.

**5.10 Outdoor Sports Provision – Overall Conclusions**

5.10.1 If the totals for all wards are added together it creates an overall average standard of **1.15 hectares per 1,000 population, although 2 of the 3 wards are deficient in**

outdoor sports provision, with Adel & Wharfedale only fractionally exceeding the standard of 1.2ha per 1000 population.

### **Amenity Greenspace**

#### **5.11 Amenity Greenspace Adel & Wharfedale Ward**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
735	Swallow Drive Greenspace	0.354
989	Mullbery Greenspace	0.869
186	Holtdale Place	1.133
1660	Ridgeside	0.416
1250	Cookridge Village Hall	0.113
972	Oaklands Fold Greenspace	0.211
1651	Holt Lane	2.311
1655	Hilton Grange	0.881
1252	Holtdale Approach	0.688
1253	Holtdale Green	0.493
1874	Holtdale Approach	0.460
	<b>Total</b>	<b>7.929</b>

5.11.1 **Quantity (per thousand people)**  $7.929 \div 19.430 = 0.40$  hectares

5.11.2 **Conclusions** - Compared against the standard of 0.45 hectares per 1000 population, Adel & Wharfedale ward falls fractionally below the recommended Core Strategy standard and so has an under provision of amenity greenspace.

#### **5.12 Amenity Greenspace Otley & Yeadon Ward**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
1397	Harper Terrace	0.276
854	Coppice Wood Avenue	0.234
706	Farnley Lane	0.314
1029	Plane Tree Hill	3.454
1093	Stephencroft Park	0.324
677	Manor Garth	0.767
1776	Union Court	0.283
1089	Cambridge Drive POS	5.331
1090	Cambridge Drive POS (Site adjacent to)	1.159
775	Pegholme Drive POS	0.320
	<b>Total</b>	<b>12.462</b>

5.13.1 **Quantity (per thousand people)**  $12.462 \div 22.223 = 0.56$  hectares

5.13.2 **Conclusions** - Compared against the standard of 0.45 hectares per 1000 population, Otley and Yeadon Ward exceeds the recommended Core Strategy standard and so has small surplus provision in terms of the quantity of amenity greenspace.

#### **5.13 Amenity Greenspace Alwoodley**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
700	Lingfield Hill Greenspace	0.217
429	Alderton Crescent	0.251
431	Tynwald Road	0.284
432	Tynwald Drive	0.268
433	Saxon Grove Wood	1.397
434	Boundary Farm Road - Church of the Nazarene	0.266
435	Deanswood	0.744
427	Scotland Wood Road Greenspace	0.503
444	Sandringham Gardens	0.725
451	Lingfield Gate	0.358
690	Windermere Drive	0.240
687	Birkdale Walk Greenspace	0.397
977	Middlethorne Rise Greenspace	1.276
978	Moss Plantation	4.476
980	Shadwell Lane Greenspace	0.726
1230	High Ash Drive	0.570
686	Nursery Grove Greenspace	0.269
691	St Barnabos Church	0.266
1268	Tynwald Road POS	0.251
1876	Saxton Mount/Tynwald Drive	0.259
<b>Total</b>		<b>13.743</b>

5.13.1 **Quantity (per thousand people)**  $13.743 \div 22.776 = 0.60$  hectares

5.13.2 **Conclusions** - Compared against the standard of 0.45 hectares per 1000 population, Alwoodley ward exceeds the recommended Core Strategy standard and so has small surplus provision in terms of the quantity of amenity greenspace.

#### 5.14 **Amenity Greenspace – Overall Conclusions**

5.14.1 If the totals for all 3 wards are added together it creates an overall average standard of **0.53 hectares per 1,000 population**. This is fractionally greater than the Core Strategy standard however this figure is an average so whilst there is sufficient provision in Otley & Yeadon ward and Alwoodley ward there is a slight under provision in Adel & Wharfedale ward. It is also worth reinforcing the fact that only the northern part of the Otley & Yeadon ward is within the Outer North West HMCA, so this figure may be misrepresentative.

#### **Children and Young People's equipped play facilities:**

#### 5.15 **Methodology**

5.15.1 The population figures used for children and young people are an estimate using the 2011 Census figures and the 2007 mid-year estimates. See paragraph 4.3 for a fuller explanation.

5.15.2 The lists below exclude play facilities that are in educational use, since these are only available during the school day and by the children attending that particular school.

#### 5.16 **Children & Young People's Equipped Play Facilities Adel & Wharfedale Ward**



SITE_ID	SITE_NAME	AREA_HA
740	Bramhope Playground ("The Knoll")	0.341
58	Holt Park	2.136
1660	Ridgeside	0.416
1250	Cookridge Village Hall	0.113
1651	Holt Lane	2.311
712	Pool Recreation Ground	3.232
	<b>TOTAL</b>	<b>8.549</b>

Type of Facility	Number
MUGA	1
Child Play Area	6
Skate Park	1
Teen Shelter	0
<b>TOTAL</b>	<b>8 Facilities</b>

5.16.1 **Requirement and provision** –  $3.656 \times 2 = 7$  **facilities** required to meet the Core Strategy standard of 2 facilities per 1,000 children. Therefore Adel & Wharfedale ward has a slight surplus in terms of Children and Young People's Equipped Play provision as it has **9** facilities, representing 2 more than the amount required.

#### 5.17 *Children & Young Peoples Equipped Play Facilities Otley & Yeadon*

SITE_ID	SITE_NAME
109	Wharfemeadows Park
1394	Hawthorn Crescent POS
839	Henshaw Oval
777	Grove Hill Cricket Ground

Type of Facility	Number
MUGA	1
Child Play Area	3
Skate Park	1
Teen Shelter	2
<b>TOTAL</b>	<b>7 FACILITIES</b>

5.17.1 **Requirement and provision** –  $4.142 \times 2 = 8$  **facilities** are required to meet the Core Strategy standard of 2 facilities per 1,000 children. Therefore Otley & Yeadon Ward has a slight under provision in terms of Children and Young People's Equipped Play provision as it has only **7** facilities, one less than the required amount.

#### 5.18 *Children & Young Peoples Equipped Play Facilities Alwoodley*

SITE_ID	SITE_NAME	AREA_HA
122	Cranmer Bank Recreation Ground	122
1510	Cragg Lane Rec	1510

Type of Facility	Number
MUGA	0
Child Play Area	2

Type of Facility	Number
Skate Park	1
Teen Shelter	0
<b>TOTAL</b>	<b>3 Facilities</b>

5.18.1 **Requirement and provision** -  $4.478 \times 2 = 9$  facilities are required to meet the Core Strategy standard of 2 facilities per 1,000 children. Therefore Alwoodley Ward is significantly under provided for in terms of Children and Young People's Equipped Play provision as it has only 3 facilities, a third of the required amount.

## 5.19 Children and Young People's Equipped Play Facilities – overall conclusions

5.19.1 If the totals for all 3 wards are added together it creates an overall requirement for 24 facilities and an actual provision of 19 facilities. This falls short of the Core Strategy standard however this figure is an average so whilst there is a very slight surplus of provision in Adel and Wharfedale Ward, there is an under provision in both Otley & Yeadon Ward and Alwoodley Ward.

### Allotments:

#### 5.20 Allotments Adel & Wharfedale Ward

SITE ID	SITE_NAME	AREA_HA
1756	Arthington Allotments	0.379
<b>TOTAL</b>		<b>0.379</b>

5.20.1 **Quantity (per thousand people)**  $0.379 \div 20.354 = 0.02$  hectares

5.20.2 **Conclusions** - Compared against the standard of 0.24 hectares per 1000 population, Adel & Wharfedale ward has an undersupply of allotments compared to the recommended standard.

#### 5.21 Allotments Otley & Yeadon

SITE_ID	SITE_NAME	AREA_HA
824	Myers Croft Allotments (LCC)	0.254
826	Station Road (Station Top) (Myers Croft) Allotments	0.543
1648	Myers Croft Allotments (private)	0.330
840	Cemetery Road Allotments - Yeadon	0.304
814	Burras Lane Allotments	0.654
1088	Ings Lane Allotment	0.329
424	Birdcage Walk Allotments West	0.370
1105	Bird Cage Walk Allotments East	0.311
1094	Todds Allotments	0.755
842	Flicks Allotments, Yeadon	1.114
683	Tempest Allotments (Livestock and Growing)	1.794
1512	White Bridge Allotments	0.767
1516	Gallows Hill Allotments	0.221
1575	Danefield Terrace Allotments	0.246
Total		<b>7.992</b>

5.21.1 **Quantity (per thousand people)** -  $7.992 \div 22.223 = 0.35$  hectares

5.21.2 **Conclusions** - Compared against the standard of 0.24 hectares per 1000 population, Otley & Yeadon Ward exceeds the recommended standard and so has surplus provision in terms of the quantity of allotments.

## 5.22 **Allotments Alwoodley Ward**

SITE_ID	SITE_NAME	AREA_HA
1842	Deanswood Drive Allotments	0.234
<b>Total</b>		<b>0.234</b>

5.22.1 **Quantity (per thousand people)**  $0.234 \div 22.776 = 0.01$  hectares

5.22.2 **Conclusions** - Compared against the standard of 0.24 hectares per 1000 population, Alwoodley Ward has an under provision in the quantity of allotments.

## 5.23 **Allotments – overall conclusions**

5.23.1 If the totals for all 3 wards are added together it creates an overall average standard of **0.13 hectares per 1,000 population** which is below the Core Strategy standard.

### **Natural Greenspace**

**NB** As the majority of the Outer North West does not fall in either the Major Urban Area or a Major Settlement, in line with CS Policy G3 a higher requirement of 2ha/1000 population is required for natural greenspace.

## 5.24 **Natural Greenspace Adel & Wharfedale Ward**

SITE_ID	SITE_NAME	AREA_HA
988	Tile Lane Wood	0.233
31	Breary Marsh	14.908
1721	Hall Drive	3.598
1354	Moseley Wood Croft	0.771
83	Otley Chevin Country Park	35.735
971	Smithy Mills Wood	0.651
973	Oaklands Grove Greenspace	0.310
974	East Moor Wood	2.255
1654	Hillcrest	1.425
1703	Smithy Lane Woods.	4.461
713	Pool Road Greenspace	1.669
747	Well Head Wood	2.709
748	Spring Wood	3.163
18	Adel Woods	4.744
154	Scotland Woods	4.597
1664	Mosley Beck	0.880
1501	Chestnut Plantation	3.275
990	Adel Wood (Adj to Long Causeway)	1.279
<b>Total</b>		<b>86.663</b>

5.24.1 **Quantity (per thousand people)**  $86.663 \div 19.430 = 4.46$  hectares

5.24.2 **Conclusions** - Compared against the standard of 2 hectares per 1000 population, Adel & Wharfedale Ward exceeds the recommended Core Strategy standard by a huge margin and so has surplus provision in terms of the quantity of natural greenspace.

5.25 **Natural Greenspace Otley & Yeadon ward**

SITE_ID	SITE_NAME	AREA_HA
851	Gallows Hill Nature Reserve	5.485
1030	Rawdon Common, Rawdon Ponds, off Bayton Lane	4.137
83	Otley Chevin Country Park	135.652
1777	Burras Drive (adjacent to allotments)	0.190
1782	Otley sand and Gravel Pits - Otley North	42.368
1420	Scotland Lane Wood	0.507
771	Newall Carr Road	0.339
1779	Westbourne House Woodland	0.408
1781	Westbourne Close woodland.	0.225
1869	Yeadon Banks	4.727
	<b>Total</b>	194.038

5.25.1 **Quantity (per thousand people)**  $194.038 \div 22.223 = 8.73$  hectares

5.25.2 **Conclusions** - Compared against the standard of 2 hectares per 1000 population, Otley and Yeadon Ward significantly exceeds recommended standard and so has surplus provision in terms of the quantity of natural greenspace.

5.26 **Natural Greenspace Alwoodley Ward**

SITE_ID	SITE_NAME	AREA_HA
448	Sandringham Mount Wood	0.710
449	Fir Tree Wood	2.391
981	Dark Wood	2.330
982	Birch Wood	3.543
1649	Goodrick Lane	0.570
1645	Shadwell Lane	0.346
1179	Moor Allerton POS	0.454
1600	Verity's Shaft	0.274
689	Alwoodley Park	12.226
18	Adel Woods	43.541
154	Scotland Woods	16.841
692	The Valley Greenspace	0.444
75	Moss Woods	5.457
	<b>Total</b>	89.127

5.26.1 **Quantity (per thousand people)**  $89.127 \div 22.776 = 3.91$  hectares

5.26.2 **Conclusions** - Compared against the standard of 2 hectares per 1000 population, Alwoodley Ward exceeds the recommended standard and so has surplus in terms of the quantity of natural greenspace.

## 5.27 Natural Greenspace – overall conclusions

5.27.1 All 3 wards have a significant surplus of natural greenspace provision, with by far the greatest amount lying within the Otley & Yeadon ward. Across the wards there is an average of 5.74ha of natural greenspace per 1000 population.

## 6.0 Overall summary

6.1 The table below summarises the analysis of quantity of provision by greenspace type and Ward.

	Parks and Gardens	Outdoor Sports (excluding education)	Amenity	Children & Young People Equipped Play	Allotments	Natural
Standard	1ha/1000 people	1.2ha/1000 people	0.45ha/1000 people	2 facilities/1000 children	0.24ha/1000 people	2ha/1000 people
Adel & Wharfedale	Surplus (2.57 ha)	Surplus (1.52)	Deficiency (-0.05ha)	Surplus Of 2 facilities	Deficiency (-0.22ha)	Surplus (2.46 ha)
Otley & Yeadon	Surplus (0.26 ha)	Deficiency (-0.14 ha)	Surplus (0.11ha)	Deficiency of 1 facility	Surplus (0.11 ha)	Surplus (6.73)
Alwoodley	Deficiency (-0.55 ha)	Deficiency (-0.36ha)	Surplus (0.15)	Deficiency of 6 facilities	Deficiency (-0.23 ha)	Surplus (1.91 ha)
Average	Surplus (0.677ha)	Surplus (0.05ha)	Surplus (0.08ha)	Surplus of 5 facilities	Deficiency (-0.11ha)	Surplus (3.74ha)

6.2 **Adel & Wharfedale:** There is a mixture of surpluses and deficiencies across the various greenspace typologies in the area, and a large variation in the amount of surplus/deficient land per type. There is a sizeable surplus of parks and gardens and a good surplus of equipped play facilities which lie within the Adel & Wharfedale ward. There may be scope for addressing the deficiencies in allotments and amenity space by i) laying out some of the surplus areas of parks and gardens, or natural space as allotments or amenity space; or ii) laying out new areas which aren't greenspace currently, as and when the opportunity and funding arise. This could be delivered by a developer as a requirement on new residential development or by the Council following the payment of commuted sums. If the typology of an area of greenspace is to be changed, it will need to be carefully assessed to ensure it is suitable and appropriate for the new type and not a well used and valued area of the original typology.

6.3 **Otley & Yeadon:** This ward is only deficient in outdoor sports and has a sizeable surplus in natural greenspace, mainly due to Otley Chevin. Most of this lies within the Outer North West HMCA, however a small part lies within the Aireborough HMCA. Nonetheless, the Outer North West still scores highly in terms of natural greenspace and records a good surplus. Some of this surplus greenspace may be suitable for laying out as outdoor sports provision using the potential methods outlined above. A comprehensive assessment will be required to determine the most appropriate use of surplus natural greenspace, whether this be for alternative greenspace typologies or potential development which could generate the funds to lay out new areas of greenspace which is currently deficient.

6.4 **Alwoodley:** This ward has the most deficiency amongst the various typologies of each of the wards within the Outer North West HMCA. It is deficient in parks and

gardens, outdoor sports and allotments though it has a large surplus of natural greenspace, due in part to large sites such as Adel Woods (43.541ha), Scotland Woods (16.841ha). Some of this surplus greenspace may be suitable for laying out as parks and gardens, outdoor sports or allotment provision using the potential methods outlined above. A comprehensive assessment will be required to determine the most appropriate use of surplus natural greenspace, whether this be for alternative greenspace typologies or potential development which could generate the funds to lay out new areas of greenspace which is currently deficient.

## QUALITY OF GREENSPACE.

### 7.0 Methodology

7.1 Core Strategy Policy G3 identifies the following standards for the quality of greenspace:

Greenspace type	Quality
Parks and Gardens	7
Outdoor sports provision	7
Amenity greenspace	7
Children and young people's equipped play facilities	7
allotments	7
Natural Greenspace	7

7.2 Each type of greenspace should meet a quality score of 7. This score is determined by assessing an area against a number of criteria, such as i) how welcoming; ii) level of health and safety; iii) cleanliness and maintenance; iv) conservation, habitats and heritage.

7.3 Plan 3 indicates whether the quality of each area of greenspace in the Outer North West HMCA meets the required standard (a score of 7 and above) or not (a score of 6.9 or below). This only shows those areas of greenspace within the Adel & Wharfedale, Otley & Yeadon and Alwoodley Wards which fall within the Outer North West HMCA boundary. Those areas within those Wards but outside the HMCA boundary are excluded.

7.4 The table below summarises key information about each typology.

	Parks and Gardens	Outdoor Sports	Amenity	Children & young People	Allotments	Natural
Number of sites	8	17	10	11	13	15
Number scoring 7 & above	1	6	5	3	0	2
Number scoring below 7	7	11	5	8	13	13
Highest score	7.26	8.36	7.84	7.26	6.63	7.73
Lowest score	4.46	0	3.23	4.46	0.9	0.8
Average score	5.80	5.19	6.11	5.80	4.16	5.39

7.5 **Conclusions:** Overall, the plan and table show a predominance of sites (57 out of 74) which fall below the required quality standard of 7, which indicates an issue of substandard greenspace provision in the Outer North West HMCA across all typologies. The lack of good quality allotment and natural greenspace sites is

particularly noticeable, even though there is a surplus of natural greenspace provision across all the Wards.

## ACCESSIBILITY OF GREENSPACE

- 8.1 Core Strategy Policy G3 identifies the following standards for accessibility of greenspace. Each type of greenspace should be within the distance specified.

Greenspace type	Accessibility distance
Parks and Gardens	720m
Outdoor sports provision	Tennis courts – 720m Bowling greens and grass playing pitches – 3.2km Athletics tracks and synthetic pitches – 6.4km
Amenity greenspace	480m
Children and young people's equipped play facilities	720m
Allotments	960m
Natural Greenspace	720m

- 8.2 Plans which show the required buffers as set out above, for each greenspace type are available. Please contact Leeds City Council directly at [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk). Some conclusions are drawn out below:

### 8.2.1 Parks and Gardens

Whilst some residential properties in the main built up area in Outer North West HMCA have access to Parks and Gardens within 720m (a 10 minute walking distance), the majority of properties in the Outer North West HMCA are situated beyond the 720m buffer.

### 8.2.2 Outdoor Sports Provision

The whole HMCA area is within the required accessibility distance (3.2km) for grass playing pitches, including bowling greens. Adel & wharfedale has 2 synthetic pitches. The majority of the HMCA is beyond the required distance for access to tennis courts (720m or 10 minute walking distance). Nevertheless, a significant proportion of the built up area of Otley and Yeadon is within 720m of a tennis court.

### 8.2.3 Amenity Greenspace

The majority of the Outer North West HMCA is beyond the 480m buffer of amenity greenspace. This means there are large areas (built up and more open) which aren't within 480m of an area of amenity greenspace. Indeed, most of Adel and Wharfedale is beyond the acceptable accessibility distances.

### 8.2.4 Children and Young People's Equipped Play Facilities

Most of the built up area in the Otley part of the HMCA is within 720m of play facilities, however moving easterly across the area the situation worsens, with the majority lying outside the 720m buffer.

### 8.2.5 Allotments

The majority of the Outer North West HMCA is beyond the 960m threshold for allotments. The Otley area scores highly, however the more eastern areas score

very poorly, with only a very slight proportion of the Alwoodley area falling within the acceptable threshold.

### 8.2.6 **Natural Greenspace**

The majority of the properties in the Outer North West HMCA have very good access to natural greenspace within 720m (a 10 minute walking distance). The vast majority of the HMCA lies within 2km of larger areas of natural greenspace (20ha or more).

8.3 **Conclusions:** Most of the built up area within the HMCA has poor access to the various types of greenspace, except natural greenspace. There is a significant shortage of allotments across the Outer North West HMCA and therefore there is poor access for the residents in this area. The least well served areas are parts of Alwoodley which are beyond the accessibility thresholds for parks and gardens, allotments, , amenity greenspace and tennis courts. Large areas of Adel & Wharfedale and most of the portion of Alwoodley which lies within the Outer North West HMCA is beyond the accessibility thresholds for play facilities, amenity greenspace and tennis courts. There is a need to improve provision in these deficient areas so all areas have a good level of accessibility to all types of greenspace.

## 9.0 **OVERALL CONCLUSIONS FROM THE GREENSPACE ANALYSIS IN OUTER NORTH WEST:**

### 9.1 **Quantity**

- 9.1.1 Overall Outer North West HMCA is well provided for in terms of certain types of greenspace, though deficient in others. All 3 Wards have surplus natural greenspace and Adel & Wharfedale and Otley and Yeadon wards have significant provision of children and young people equipped play against Core Strategy standards.
- 9.1.2 Generally speaking there is a shortage of allotment provision across 2 of the 3 Wards with only Otley & Yeadon having a slight surplus. Although not all of the Otley & Yeadon ward falls within the Outer North West HMCA, the majority of its allotment provision does fall within the HMCA and as such this is deemed to be representative. Alwoodley has more deficiencies than other wards, with deficiencies in parks and gardens, outdoor sports and allotments. Otley and Yeadon fares much better and only has a deficiency in terms of outdoor sports and provision, with slight surpluses across many of the other categories. Adel & Wharfedale suffers deficiencies in amenity space and has a significant under provision of allotments.
- 9.1.3 All three wards suffer deficiencies in different areas, but at the same time have significant surpluses in terms of natural greenspace. In order to rectify some of the deficiencies, the laying out some of the surplus areas of alternative greenspace types found across all three wards, to parks and gardens in Alwoodley, outdoor sport in Otley & Yeadon or allotments in Adel & Wharfedale could be one way which would solve the existing deficiencies. Alternatively new areas which aren't greenspace currently could be laid out to improve quantity of provision. This could be delivered by a developer as a requirement on new residential development or by the Council following the payment of commuted sums. If the typology of an



area of greenspace is to be changed, it will need to be carefully assessed to ensure it is suitable and appropriate for the new type and not a well used and valued area of the original typology.

## **9.2 Quality**

9.2.1 Across the Outer North West HMCA, the majority of sites (136 out of 160) are below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all typologies in the area. The quality of allotments and natural greenspace areas is particularly poor.

## **9.3 Accessibility**

9.3.1 Accessibility to all types of greenspace is generally poor across the Outer North West HMCA. The Otley area generally features much better access to all types of greenspace, however the eastern edge of the HMCA around the Alwoodley area fares much worse and is beyond the accessibility standards for certain greenspace types. Provision should be improved in these deficient areas.

## **10.0 QUESTIONS FOR ISSUES AND OPTIONS**

### **QUESTIONS ABOUT GREENSPACE PROVISION IN OUTER NORTH WEST**

#### **General**

- G1. Do you have any comments on the proposed boundary amendments, additions and deletions to the greenspace provision in the area as shown on greenspace plan A?**
- G2. Do you think the Council should consider changing the type of greenspace where that type of greenspace is in surplus (ie more than meets the standard) to another type of greenspace that falls short of the standards?**
- G3. Do you think the Council should consider allowing development of any of the greenspace sites where that type of greenspace is in surplus (ie more than meets the standard)? If so, which sites?**
- G4. The quality of many existing greenspace sites in the area falls below the required standard. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to improving quality of existing sites?**
- G5. Alternatively, if a site is of poor quality and/or disused, do you think it is better to consider allowing development of that site to generate resources to invest in greenspace elsewhere?**
- G6. Do you agree that, where opportunities arise, new greenspace provision should be provided in areas that fall below accessibility distance standards, to ensure residents have adequate access to different types of greenspace?**
- G7. Have you any other comments/suggestions about greenspace provision in the area?**

## **Specific to Outer North West**

- G8. Part of the existing UDP N6 (playing pitches) and N1A (allotments) designations at Cross Green Rugby Ground and Allotments, Otley have been put forward as a possible housing site (SHLAA ref 1197, see page 9 of Issues and Options). Both allocations were also identified in the Open Space Audit as outdoor sport and allotments respectively. Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?**
- G9. The existing UDP N5 (proposed greenspace) designation at Cookridge Hall, Cookridge Lane, Cookridge has been put forward as a possible housing site (SHLAA ref 3360, see page 11 Issues & Options). It was identified as in amenity and natural greenspace uses in the Open Space Audit and it has been noted that the area includes a play area, an open grassed amenity area and natural grassland. Do you think this land should be retained as an opportunity for possible future greenspace or could it be released for housing?**

## Appendix 1

### UDP designated greenspace sites not identified as greenspace in the Open Space Audit – proposed to be deleted

<b>Open Space type</b>	<b>Ref number</b>	<b>Address</b>	<b>Reasons for proposed deletion</b>
N1 Greenspace	22/5	Weston Drive, Otley	Less than the 0.2ha threshold.
N5 Proposed Greenspace	22/34	Otley Chevin Country Park	Land used currently used for agriculture and woodland therefore no in a greenspace use.