**AIREBOROUGH HOUSING MARKET CHARACTERISTIC AREA**

**GUISELEY AND RAWDON, HORSFORTH AND OTLEY AND YEADON WARDS**

**INTRODUCTION**

1. **Aireborough Housing Market Characteristic Area and Wards**

* 1. Plan 1 shows the boundaries of the three wards that fall, to a greater or lesser extent, within Aireborough Housing Market Characteristic Area (HMCA). The plan also shows the areas of greenspace by type that fall in the HMCA area. Copies of plans are available upon request. Please e-mail ldf@leeds.gov.uk.

* 1. 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. 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. 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. There are 3 wards that fall to a greater or lesser extent within the Aireborough Housing Market Characteristic Area (HMCA). Guiseley and Rawdon Ward falls completely within the area, along with a significant part of Otley and Yeadon Ward and a smaller part of Horsforth Ward.

* 1. 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.

* 1. **Total Greenspace in 3 Wards**

* 1. Total greenspace in Guiseley and Rawdon, Horsforth and Otley and Yeadon wards is **727.524 ha** on 182 greenspace sites. Excluding green corridors, cemeteries and golf courses the total is **587.752 ha** this relates to 157 sites.

* 1. **Core Strategy Policy G3: Standards for Open Space, Sport and Recreation**

* 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**

* 1. **Methodology**

* 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.

* 1. The ward population is taken from the ONS Mid-Year Population Estimates 2010. Ward Populations are as follows:

|  |  |
| --- | --- |
| **Ward** | **Population** |
| Guiseley and Rawdon | 26,496 |
| Horsforth | 22,457 |
| Otley and Yeadon | 22,233 |

* 1. Child populations are taken from the ONS Mid-Year Population Estimates 2009 and are as follows:

|  |  |
| --- | --- |
| **Ward** | **Population aged 0 -16 years** |
| Guiseley and Rawdon | 4,454 |
| Horsforth | 3,885 |
| Otley and Yeadon | 4,099 |

* 1. Core Strategy policy G3 identifies the following standards for quantity of greenspace:

|  |  |
| --- | --- |
| **Greenspace type** | **Quantity per 1000 population** |
| 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) |
| **Greenspace type** | **Quantity per 1000 population** |
| 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. Guiseley/Yeadon/Rawdon is identified as a major settlement in the Core Strategy, therefore natural greenspace provision in the Aireborough HMCA has been considered against the 0.7ha standard rather than the 2ha standard

* 1. **Quantities by types and Wards**

* 1. The quantities of greenspace types compared to the Core Strategy standards are as follows for each of the three wards in the Aireborough HMCA.

**Parks and Gardens**:

# 5.2 Parks and Gardens Guiseley & Rawdon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 73 | Micklefield Park, Rawdon | 4.278 |
| 1039 | New Road Side Playing Fields | 4.244 |
| 1042 | Park Avenue Playing Fields | 0.974 |
| 69 | Kirk Lane Park | 3.042 |
| 81 | Nunroyd Park, Guiseley | 22.330 |
| 77 | Nethermore Park, Guiseley | 3.564 |
| 1068 | Hawksworth Recreation Ground | 1.016 |
| 766 | Shaw Lane Recreation Ground | 2.998 |
| Total |  | **42.446** |

5.2.1 **Quantity (per thousand people)** - 42.446 ÷ 26.496 = **1.6 hectares**

5.2.2 **Conclusions**: Compared against the standard of 1 hectare per 1000 population, Guiseley and Rawdon ward exceeds the recommended Core Strategy standard and so has surplus provision in terms of the quantity of Parks and Gardens.

# 5.3 Parks and Gardens Horsforth Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 61 | Horsforth Hall Park | 15.151 |
| 1108 | Drury Avenue Recreation Ground | 1.969 |
| 1109 | Cragg Hill Recreation Ground | 2.849 |
| 1356 | Jubilee Hall | 0.694 |
| Total |  | **20.663** |

5.3.1 **Quantity (per thousand people)** - 20.663 ÷ 22.457 = **0.92 hectares**

5.3.2 **Conclusions** - Compared against the standard of 1 hectare per 1000 population, Horsforth ward falls slightly short of the recommended Core Strategy standard and so is deficient in terms of the quantity of Parks and Gardens.

# 5.4 Parks and Gardens Otley & Yeadon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 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 |
| 776 | Cayton Road Playing Field | 0.326 |
| Total |  | **28.129** |

5.4.1 **Quantity (per thousand people)** - 28.129 ÷ 22.233 = **1.26 hectares**

5.4.2 **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.

5.5 **Parks and Gardens - Overall Conclusions**

5.5.1 If the totals for all 3 wards are added together it creates an overall standard of 1.29 hectares per 1,000 population. This exceeds the Core Strategy standard however this figure is an average so whilst there is sufficient provision in Guiseley and Rawdon and Otley and Yeadon Wards, there is an under provision in Horsforth Ward. This highlights the need to present the analysis by Ward.

**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 Guiseley & Rawdon Ward

|  |  |
| --- | --- |
| **SITE\_ID** | **SITE\_NAME** |
| 73 | Micklefield Park, Rawdon |
| 1039 | New Road Side Playing Fields |
| 1042 | Park Avenue Playing Fields |
| **SITE\_ID** | **SITE\_NAME** |
| 69 | Kirk Lane Park |
| 81 | Nunroyd Park, Guiseley |
| 77 | Nethermore Park, Guiseley |
| 1786 | Rawdon Grounds |
| 1780 | Rawdon Cricket Club |
| 1068 | Hawksworth Recreation Ground |
| 1070 | Tranmere Park Tennis Courts |
| 766 | Shaw Lane Recreation Ground |
| 55 | Green Bottom Bowling Club |
| 1873 | High Royds |

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

|  |  |  |
| --- | --- | --- |
| **Type** | **No.** | **Area (ha)** |
| Adult Pitches | 15 | 18.0 |
| Junior Pitches | 3 | 1.5 |
| Cricket Pitches | 4 | 5.48 |
| Tennis Courts | 5 | 0.371 |
| Bowling Green | 4 | 0.56 |
| Synthetic Pitches | 1 | 0.7 |
| Total |  | **26.611** |

5.7.2 **Quantity (per thousand people)** - 26.611 ÷ 26.496 = **1.0 hectares**

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

# 5.8 Outdoor Sports Provision Horsforth Ward

|  |  |
| --- | --- |
| **SITE\_ID** | **SITE\_NAME** |
| 61 | Horsforth Hall Park |
| 967 | Calverley Lane Sports Ground |
| 1279 | Rawdon Golf Course tennis courts |
| 1836 | Brownberrie Lane Rec |
| 67 | King George's Playing Fields |
| 162 | Woodside Recreation Ground |
| 1063 | Yarn Bury Rugby Club |
| 1108 | Drury Avenue Recreation Ground |
| 1109 | Cragg Hill Recreation Ground |
| 1818 | Rawdon Meadow Playing Fields |
| 1816 | Woodhouse Public School Playing Fields |

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

|  |  |  |
| --- | --- | --- |
| **Type** | **No.** | **Area (ha)** |
| Adult Pitches | 21 | 25.2 |
| Junior Pitches | 3 | 1.5 |
| Cricket Pitches | 7 | 9.59 |
| Tennis Courts | 13 | 0.965 |
| Bowling Green | 2 | 0.28 |
| Synthetic Pitches | 0 | 0 |
| Total |  | **37.535** |

5.8.2 **Quantity (per thousand people)** - 37.535 ÷ 22.457 = **1.7 hectares**

5.8.3 **Conclusions** - Compared against the standard of 1.2 hectares per 1000 population, Horsforth Ward exceeds the recommended Core Strategy standard and so has surplus provision in terms of the quantity of outdoor sports provision.

# 5.9 Outdoor Sports Provision Otley and 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 |
| Total |  | **21.48** |

5.9.2 **Quantity (per thousand people)** - 21.48 ÷ 22.223 = **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.

5.10 **Outdoor Sports Provision – Overall Conclusions**

5.10.1 If the totals for all 3 wards are added together it creates an overall standard of 1.2 hectares per 1,000 population. This matches the Core Strategy standard however this figure is an average so whilst there is sufficient provision in Horsforth Ward there is an under provision in Guiseley and Rawdon and Otley and Yeadon Wards. This highlights the need to present the analysis by Ward.

**Amenity Greenspace**

# 5.11 Amenity Greenspace Guiseley & Rawdon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 1047 | High Royds Hospital 3 | 5.179 |
| 1086 | The Oval - Otley | 0.279 |
| 152 | Fairfax Grove POS | 0.301 |
| 886 | Hawkhill Avenue | 0.369 |
| 1363 | West Lea Crescent POS | 0.271 |
| 1871 | The Green | 0.943 |
| 1873 | High Royds | 12.110 |
| Total |  | **19.452** |

5.11.1 **Quantity (per thousand people)** - 19.452 ÷ 26.496 = **0.62 hectares**

5.11.2 **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 surplus provision in terms of the quantity of amenity greenspace.

# 5.12 Amenity Greenspace Horsforth Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 1352 | King George Road | 0.283 |
| 1666 | Fulford Grange 1 | 0.276 |
| 1667 | Fulford Grange 2 | 0.368 |
| 1342 | Emmott Drive | 0.215 |
| 1491 | Roos Field | 0.239 |
| 162 | Woodside Recreation Ground | 1.265 |
| 1402 | Woodside Park Avenue POS | 1.863 |
| Total |  | **4.509** |

5.12.1 **Quantity (per thousand people)** - 4.509 ÷ 22.457 = **0.20 hectares**

5.12.2 **Conclusions** - Compared against the standard of 0.45 hectares per 1000 population, Horsforth Ward falls short of the recommended Core Strategy standard and so is deficient in terms of the quantity of amenity greenspace.

# 5.13 Amenity Greenspace Otley & Yeadon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 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 |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 775 | Pegholme Drive POS | 0.320 |
| Total |  | **12.462** |

5.13.1 **Quantity (per thousand people)** -12.462 ÷ 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 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 standard of 0.47 hectares per 1,000 population. This narrowly exceeds the Core Strategy standard however this figure is an average so whilst there is a noticeable surplus of provision in Guiseley and Rawdon and Otley and Yeadon Wards, in Horsforth Ward there is a considerable under provision. This highlights the need to present the analysis by Ward.

**Children and Young People’s equipped play facilities**:

5.15 **Methodology**

5.15.1 These lists 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 Guiseley & Rawdon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** |  | **SITE\_NAME** |
|  | 73 | Micklefield Park, Rawdon |
|  | 69 | Kirk Lane Park |
|  | 81 | Nunroyd Park, Guiseley |
|  | 77 | Nethermore Park, Guiseley |
|  | 1871 | The Green |
|  | 1873 | High Royds |

|  |  |
| --- | --- |
| **Type of Facility** | **Number** |
| MUGA | 1 |
| Child Play Area | 5 |
| Skate Park | 2 |
| Teen Shelter | 1 |
| **TOTAL** | **9 FACILITIES** |

5.16.1 **Requirement and provision** - 4.454 × 2 = **8.9 facilities** are required to meet the Core Strategy standard of 2 facilities per 1,000 children. Therefore Guiseley and Rawdon Ward meets the standard as it has **9** children’s play facilities.

# 5.17 Children & Young Peoples Equipped Play Facilities Horsforth Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** |  | **SITE\_NAME** |
|  | 61 | Horsforth Hall Park |
|  | 162 | Woodside Recreation Ground |
|  | 1356 | Jubilee Hall |

|  |  |
| --- | --- |
| **Type of Facility** | **Number** |
| MUGA | 0 |
| Child Play Area | 4 |
| Skate Park | 1 |
| Teen Shelter | 0 |
| **TOTAL** | **5 FACILITIES** |

5.17.1 **Requirement and provision** - 3.885 × 2 = **7.8 facilities** are required to meet the Core Strategy standard of 2 facilities per 1,000 children. Therefore Horsforth Ward does not meet the standard as it only has **5** children’s play facilities.

# 5.18 Children & Young Peoples Equipped Play Facilities Otley & Yeadon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** |  | **SITE\_NAME** |
|  | 109 | Wharfemeadows Park |
|  | 1394 | Hawthorn Crescent POS |
|  | 96 | Tarnfield Park, Yeadon |
|  | 839 | Henshaw Oval |
|  | 123 | Grove Hill Park, Otley |
|  | 104 | Wellcroft |
|  | 777 | Grove Hill Cricket Ground |
|  | 772 | Newall Carr Road |
|  | 773 | Garnetts Field |
|  | 776 | Cayton Road Playing Field |

|  |  |
| --- | --- |
| **Type of Facility** | **Number** |
| MUGA | 1 |
| Child Play Area | 9 |
| Skate Park | 1 |
| Teen Shelter | 2 |
| **TOTAL** | **13 FACILITIES** |

5.18.1 **Requirement and provision** - 4.099 × 2 = **8.2 facilities** are required to meet the

Core Strategy standard of 2 facilities per 1,000 children. Therefore Otley and Yeadon Ward is well provided for in terms of Children’s and Young People’s Equipped Play provision as it has **13** facilities.

**5.19 Children and Young People’s Equipped Play Facilites – overall conclusions**

5.19.1 If the totals for all 3 wards are added together it creates an overall requirement for 24.9 facilities and an actual provision of 27 facilities. This exceeds the Core Strategy standard however this figure is an average so whilst there is a noticeable surplus of provision in Otley and Yeadon Wards, the requirement is just met in

Guiseley and Rawdon and in Horsforth Ward there is an under provision. This highlights the need to present the analysis by Ward.

**Allotments**:

# 5.20 Allotments Guiseley & Rawdon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_HA** |
| 1395 | Kirk Lane Allotments | 0.337 |
| 1041 | Victory Garden (Pease Hill) Allotments | 0.656 |
| 1043 | Pease Hill Allotments (Crowtrees) | 1.279 |
| 1835 | Silverdale Avenue | 0.899 |
| 1345 | Silverdale Avenue Allotments | 0.928 |
| 1844 | Moor (Ripley Lane) Allotments | 0.669 |
| Total |  | **4.768** |

5.20.1 **Quantity (per thousand people)** - 4.768 ÷ 26.496 = **0.18 hectares**

5.20.2 **Conclusions** - Compared against the standard of 0.24 hectares per 1000 population, Guiseley and Rawdon Ward falls short of the recommended standard and so is deficient in terms of the quantity of allotments.

# 5.21 Allotments Horsforth Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_HA** |
| 823 | Willow Green Allotments | 1.470 |
| 1704 | Springfield Close Allotments | 0.389 |
| 1834 | Low Hall Road Allotments | 0.244 |
| 1106 | Broadgate Lane (King Edward Avenue) Allotments | 0.727 |
| 1103 | Cragg Wood Allotments | 1.018 |
| Total |  | **3.848** |

5.21.1 **Quantity (per thousand people)** - 3.848 ÷ 22.457 = **0.17 hectares**

5.21.2 **Conclusions** - Compared against the standard of 0.24 hectares per 1000 population, Horsforth Ward falls short of the recommended standard and so is deficient in terms of the quantity of allotments.

# 5.22 Allotments Otley & Yeadon Ward

|  |  |  |
| --- | --- | --- |
| **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 |  | **7.992** |

5.22.1 **Quantity (per thousand people)** - 7.992 ÷ 22.223 = **0.35 hectares**

5.22.2 **Conclusions** -Compared against the standard of 0.24 hectares per 1000 population, Otley and Yeadon Ward exceeds the recommended standard and so has surplus provision in terms of 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 standard of 0.25 hectares per 1,000 population. This slightly exceeds the Core Strategy standard however this figure is an average so whilst there is a noticeable surplus of provision in Otley and Yeadon Ward, in Horsforth and Guiseley and Rawdon Wards there is under provision. This highlights the need to present the analysis by Ward.

**Natural Greenspace**

# 5.24 Natural Greenspace Guiseley & Rawdon Ward

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 1425 | Sodhall Hill Woods | 1.554 |
| 1061 | Billing Hill | 1.866 |
| 133 | Hawksworth Wood (Guiseley) | 3.311 |
| 1040 | Little Moor | 0.977 |
| 1360 | Billing View Pond | 1.104 |
| 1362 | Yeadon Brickwoods /Railway Cutting | 4.549 |
| 1060 | Larkfield Dam | 5.240 |
| 1393 | Hawksworth Spring Wood | 4.461 |
| 1870 | Rawdon Littlemoor Primary School | 0.499 |
| 1872 | Parkinson Park | 4.270 |
| Total |  | **27.831** |

5.24.1 **Quantity (per thousand people)** - 27.831 ÷ 26.496 =  **1.05 hectares**

5.24.2 **Conclusions** - Compared against the standard of 0.7 hectares per 1000 population, Guiseley and Rawdon Ward exceeds the recommended Core Strategy standard and so has surplus provision in terms of the quantity of natural greenspace.

# 5.25 Natural Greenspace Horsforth

|  |  |  |
| --- | --- | --- |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 1404 | Little Hawksworth Wood | 3.634 |
| 1355 | Simms Pond | 0.353 |
| 702 | Park Lane College Horsforth | 7.841 |
| 62 | Hungerhills Wood | 6.346 |
| **SITE\_ID** | **SITE\_NAME** | **AREA\_ha** |
| 1665 | Fulford Grange Meadow | 1.077 |
| 1413 | Orchard Hill | 2.203 |
| 1658 | Hall Lane (Hunger Hills Wood Smaller Site) | 0.512 |
| 1785 | Cragg Wood South | 9.985 |
| 1787 | Cragg Wood North | 5.671 |
| 634 | Calverley Picnic Area | 1.341 |
| 1314 | Bank Avenue/Gardens (Rear of) | 0.225 |
| 1064 | Wetstone Plantation | 11.871 |
| 1140 | Haigh Wood, West of the Railway Line | 9.278 |
| 1111 | Cragg Hill Farm | 1.386 |
| 1412 | Springwood Road (Rear of) | 1.166 |
| 1380 | New Road Side - Former Sewage Works | 3.353 |
| 1381 | The Outwood - Horsforth | 2.281 |
| 1403 | Cragg Wood Road | 0.365 |
| 1401 | High Fields | 1.095 |
| 764 | Swaine Wood | 6.705 |
| 1110 | Cragg Wood | 3.533 |
| 1875 | Victoria Mount/Crescent | 2.482 |
| 1877 | Rear of Woodside Pub | 1.169 |
| Total |  | **83.872** |

5.25.1 **Quantity (per thousand people)** - 83.872 ÷ 22.457 = **3.73 hectares**

5.25.2 **Conclusions** - Compared against the standard of 0.7 hectares per 1000 population, Horsforth Ward significantly exceeds the recommended standard and so has surplus provision in terms of the quantity of natural greenspace.

# 5.26 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 | 139.419 |
| 1777 | Burras Drive (adjacent to allotments) | 0.190 |
| 1782 | Otley sand and Gravel Pits - Otley North | 42.368 |
| 1420 | Scotland Lane Wood | 0.637 |
| 771 | Newall Carr Road | 0.339 |
| 1779 | Westbourne House Woodland | 0.408 |
| 1781 | Westbourne Close woodland. | 0.225 |
| 1869 | Yeadon Banks | 4.727 |

Total **197.935**

5.26.1 **Quantity (per thousand people)** - 197.935 ÷ 22.223 = **8.90 hectares**

5.26.2 **Conclusions** - Compared against the standard of 0.7 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.

5.27 **Natural Greenspace – overall conclusions**

5.27.1 All 3 wards have a surplus of natural greenspace provision, the most being in Otley and Yeadon Ward mainly due to Otley Chevin and, to a lesser extent, Otley Sand and Gravel Pits. It must be noted that the vast majority of these areas lie outside the Aireborough HMCA. If these are removed from the total of natural greenspace in Otley and Yeadon Ward, this leaves a total of 16.148 hectares. 16.148 ÷ 22.223 = **0.78 hectares** which results in a much reduced surplus. This highlights the need to present the analysis by Ward.

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 | | | | | | | Allotments | | | | |  | Natural | | | | |
| Standard | 1ha/1000 people | | | | |  | 1.2ha/1000 people | | | | | | | 0.45ha/1000 people | | | | |  | 2 facilities/1000 children | | | | | | | 0.24ha/1000 people | | | | |  | 0.7ha/1000 people | | | | |
| Guiseley & Rawdon |  | Surplus |  | | |  |  | Deficiency (- | | | | |  |  | Surplus |  | | |  |  | Requiremen | | | | | t |  | Deficiency | | | |  |  | Surplus |  | | |
| (0.6ha) | 0.2ha) | |  | | | (0.17ha) | |  | | met |  | | | | (-0.06ha) | | |  | (0.35ha) | |  | |
| Horsforth |  | Deficiency | | | |  |  | Surplus | | |  | | |  | Deficiency | | | |  |  | Deficiency | | |  | | |  | Deficiency | | | |  |  | Surplus |  | | |
| (-0.08ha) | | |  | (0.05ha) | | | |  | | (-0.25ha) | | |  | (2.8 |  | | (-0.07ha) | | |  | (3.03ha) | |  | |
|  | | |  | | | |  | | | facilities) | |  |  | | |  | |
| Otley & Yeadon |  | Surplus |  | | |  |  | Deficiency (- | | | | |  |  | Surplus |  | | |  |  | Surplus (4.8 | | | |  | |  | Surplus |  | | |  |  | Surplus |  | | |
| (0.36ha) | |  | | 0.2ha) | |  | | | (0.15ha) | |  | | facilities) | |  | | (0.15ha) | |  | | (9.49ha) | |  | |
| Average |  | Surplus |  | | |  |  | Requiremen | | | | | t |  | Surplus |  | | |  |  | Surplus (2.1 | | | |  | |  | Surplus |  | | |  |  | Surplus |  | | |
| (0.29ha) | |  | | met |  | | | | (0.02ha) | |  | | facilities) | |  | | (0.01ha) | |  | | (0.08ha\*) | | |  |

\* NB: Figure minus Otley Chevin and Otley Sand & Gravel Pits

6.2 **Guiseley & Rawdon:** There is a mixture of surpluses and deficiencies across the various greenspace typologies in the area, though some are relatively small quantities. There may be scope for addressing the deficiencies in outdoor sport and allotments by i) laying out some of the surplus areas of parks and gardens, amenity or natural greenspace as outdoor sport or allotments; 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 **Horsforth:** It is noticeable that there are deficiencies in the provision of a number of greenspace types in Horsforth, though some are only marginally deficient. The exception is the considerable surplus of natural greenspace. Some of this may be suitable for laying out as parks and gardens, amenity, children and young people’s equipped play facilities or allotments using the potential methods highlighted 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 **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

outside the Aireborough HMCA therefore it is misleading to suggest the HMCA has a large surplus of natural greenspace. If the area of the Chevin lying outside the HMCA is removed, the Ward still has a small surplus of natural greenspace. 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.

**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 Aireborough HMCA meets the required standard (a score of 7 and above) or not (a score of 6.9 or below).

7.4 The tables below summarise key information about each typology within each ward.

7.4.1 **Quality**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Parks and Gardens** | **Outdoor Sports** | **Amenity** | **Childrens**  **& young**  **People** | **Allotments** | **Natural** |
| Number of  sites | 12 | 18 | 11 | 8 | 8 | 16 |
| Number  scoring 7 & above | 1 | 6 | 0 | 1 | 1 | 0 |
| Number scoring below 7 | 11 | 12 | 11 | 7 | 7 | 16 |
| Highest score | 7.33 | 9.3 | 6.9 | 7.33 | 7.58 | 6.8 |
|  | **Parks and Gardens** | **Outdoor Sports** | **Amenity** | **Childrens**  **& young**  **People** | **Allotments** | **Natural** |
| Lowest score | 3.92 | 3.92 | 2.37 | 4.8 | 3.5 | 2.27 |
| Average score | 5.51 | 6.24 | 5.30 | 5.87 | 5.57 | 5.20 |

7.5 **Conclusions**: Overall, the plan and table show a predominance of sites (64 out of 73) which fall below the required quality standard of 7, which indicates an issue of substandard greenspace provision in the Aireborough HMCA across all typologies. There are no natural or amenity greenspace sites scoring 7 or above and only 1 site each of parks and gardens, children and young peoples play facilities and allotments scoring 7 or above. The lack of good quality Amenity space and natural greenspace sites is particularly noticeable, even though there is a surplus of natural greenspace provision across all three wards within the HMCA.

**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. Some conclusions are drawn out below:

8.2.1 **Parks and Gardens**

Apart from a small number in the south of the HMCA almost all residential properties in the main built up area in Aireborough HMCA have access to Parks and Gardens within 720m (a 10 minute walking distance). The outer, more rural areas of the HMCA are deficient.

8.2.2 **Outdoor Sports Provision**

The whole HMCA area is in the required accessibility distances for grass playing pitches and synthetic pitches and athletics tracks. Large areas are beyond the required distance for access to tennis courts (720m or 10 minute walking distance).

8.2.3 **Amenity Greenspace**

An extent of Rawdon/Yeadon around Green Lane, Harrogate Road and Batter Lane has substandard access to amenity greenspace i.e. more than 480m (a ? minute walking distance). There are also outer areas of Guiseley, Yeadon and Rawdon which are beyond the required distance. The outer, more rural areas of the HMCA are deficient.

8.2.4 **Children and Young People’s Equipped Play Facilities**

The vast majority of the main built up area has acceptable access to children and young people’s quipped play facilities (720m or 10 minute walking distance). However, the south western extent of Tranmere Park, a small area of western Yeadon, properties to the south of the HMCA and the outer, more rural areas are deficient.

8.2.5 **Allotments**

The vast majority of the main built up area has acceptable access to allotments

(960m or ? minute walking distance). The exceptions are the western extents of Tranmere Park, the south eastern extent of Rawdon and the outer, more rural areas of the HMCA.

8.2.6 **Natural Greenspace**

The majority of the properties in the built up area of Rawdon and Yeadon have access to natural greenspace within 720m (a 10 minute walking distance). The main urban area of Guiseley is pretty well served except for Tranmere Park and an area around Queensway. The outer, more rural areas of the HMCA are deficient.

8.3 **Conclusions**: Most of the built up area within the HMCA has acceptable access to the various types of greenspace, except tennis courts. The least well served are parts of Tranmere Park on the western edge which are beyond the acceptable distances for children and young people’s equipped play facilities, allotments and natural greenspace. In addition, an area of Rawdon/Yeadon around Green Lane, Harrogate Road and Batter Lane has substandard access to amenity greenspace. 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 AIREBOROUGH:**

9.1 **Quantity**

9.1.1 Overall Aireborough is well provided for in terms of greenspace, especially if cemeteries and golf courses are taken into account (for which there are no set standards for provision).

9.1.2 There is a mixture of surpluses and deficiencies across Ward and types of greenspace, and the amount of over or under provision. Horsforth is deficient in the most types, however the amount by which the ward is deficient is comparatively small in relation to outdoor sport and allotments. It should be noted that outdoor sport excludes a significant number of sport facilities within education facilities as they have been universally regarded as for the use of the school only and private. In some cases communities will have access to school pitches and facilities therefore these deficiencies may not exist.

9.1.3 There is a need to provide more specific types of greenspace across all 3 wards. This could be achieved by laying out some of the surplus areas of alternative greenspace types e.g. lay out some of the surplus natural greenspace in Horsforth to parks and gardens, amenity, children and young peoples equipped play facilities

or allotments which are deficient. 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 Overall, the majority of sites (127 out of 169) which below the required quality standard of 7, which indicates an issue of substandard greenspace provision across all wards and typologies. Otley and Yeadon ward particularly suffers from poor quality greenspace with no average in any typology meeting the required standard.

9.3 **Accessibility**

9.3.1 Most of the built up area has acceptable access to all types of greenspace except tennis courts. Some areas, particularly Tranmere Park, are beyond the accessibility standards for certain greenspace types. Provision should be improved in these deficient areas.

**10.0 QUESTIONS ABOUT GREENSPACE PROVISION IN AIREBOROUGH.**

**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 Aireborough**

**G8 Most of the existing UDP N1A (allotments) designation at land at Silverdale Avenue, Guiseley has been put forward as a possible housing site (SHLAA ref 1113, see page 8 of Issues and Options). The majority of this site was identified as allotments in the Open Space Audit however they are now disused. Do you think this land should be retained as greenspace (in one of the identified typologies) or released for housing?**

**G9 The existing UDP N6 (playing pitchs) designation at High Royds Hospital and the surrounding open space identified as amenity greenspace in the Open Space Audit, has been put forward as a possible housing site along with land to the south (SHLAA ref 1148, see page 8 of Issues and Options). Open space provision has been reconfigured within the High Royds development site however do you think this particular land should be retained as greenspace (in one of the identified typologies) or released for housing?**

**Appendix 1**

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Open Space type** | **Ref number** | **Address** | **Reasons for proposed deletion** |
| N1 Greenspace | 1/10 | Nunroyd Beck, Yeadon | Less than 0.2ha threshold. |
| N1 Greenspace | 1/18x | Tranmere Court (off Bradford  Road), Tranmere Park, Guiseley | Partially developed and partially in private rear gardens. |
| N1 Greenspace | 1/31 | Rockfield Terrace, Yeadon | Partially incorporated into private gardens and partly laid out as hard standing for car parking. Remaining open grassed area below the threshold of 0.2ha. |
| N1 Greenspace | 1/34 | Blake Crescent, Yeadon | 2 sites less than 0.2ha threshold. |
| N1A Allotments | 1/20 | High Royds Hospital | Open space been reconfigured through approved scheme and provided elsewhere on the site. |