AIREBOROUGH HOUSING MARKET CHARACTERISTIC AREA

GUISELEY AND RAWDON, HORSFORTH AND OTLEY AND YEADON WARDS

INTRODUCTION

1. Aireborough Housing Market Characteristic Area and Wards

1.1 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.

1.2 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 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.

1.6 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 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.

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 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

4.3 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

4.4 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 2 facilities per 1,000 children

equipped play facilities (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

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 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 Outdoor Amenity Children & Allotments Natural

Gardens Sports Young

(excluding People

education)

Standard 1ha/1000 1.2ha/1000 0.45ha/1000 2 facilities/1000 0.24ha/1000 0.7ha/1000

people people people children people people

Guiseley Surplus Deficiency (- Surplus Requirement Deficiency Surplus

& Rawdon (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 & Surplus Deficiency (- Surplus Surplus (4.8 Surplus Surplus

Yeadon (0.36ha) 0.2ha) (0.15ha) facilities) (0.15ha) (9.49ha)

Average Surplus Requirement 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 7

equipped play facilities

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 Outdoor Amenity Childrens Allotments Natural

and Sports & young

Gardens People

Number of 12 18 11 8 8 16

sites

Number 1 6 0 1 1 0

scoring 7 &

above

Number 11 12 11 7 7 16

scoring

below 7

Highest 7.33 9.3 6.9 7.33 7.58 6.8

score

Parks Outdoor Amenity Childrens Allotments Natural

and Sports & young

Gardens People

Lowest 3.92 3.92 2.37 4.8 3.5 2.27

score

Average 5.51 6.24 5.30 5.87 5.57 5.20

score

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 720m

equipped play facilities

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 Partially developed and partially in private rear

Road), Tranmere Park, Guiseley 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.