

Greenspace in Adel

There are two parts to this paper

- 1) Sites already designated as greenspace within the Leeds Site Allocation Plan
- 2) Sites that Adel Neighbourhood Forum are proposing should be considered as local greenspace within the Adel area

1) Sites already designated

Many of the Greenspace sites shown in the draft Adel Neighbourhood Plan are already designated as Greenspace within the Leeds Site Allocation Plan (Site Allocation Plan Green Space Background Paper Final Draft May 2017)

These sites do not need to be put forward for protection as local greenspace but are still referenced here for information.

The average quality score assesses the quality of the asset. Sites with 7 and above are deemed satisfactory by Leeds City Council. Below 7 suggests action is required for improvement. It is suggested that Neighbourhood Forums might wish to suggest action plans for improvement.

Site Ref.	HMCA	Address	Ward	Area (Ha)	Typology	Average Quality Score (at Issues & Options Stage)	Cross ref with ANP Draft Plan
26 (Page 53 of Green Space Background Paper)	North Leeds	Bedquilts Recreation Ground	Adel and Wharfedale (100%)	22.12	Local Recreation Area	6.53	Site1: Bedquilts In Policy NBH1: Landscape Character and Setting LCA 9A Recreational Landscape: Bedquilts Playing Fields

71	North Leeds	Lawnswood Cemetery/Crematorium	Adel and Wharfedale (100%)	21.59	Cemeteries	5.59	Not yet included in ANP
925	North Leeds	New Rover Cricket Club	Adel and Wharfedale (100%)	2.65	Outdoor Sport	8.23	Not yet included in ANP
971 (Page 57 of Green Space Background Paper)	North Leeds	Smithy Mills Wood	Adel and Wharfedale (100%)	0.65	Natural	3.22	Site 10: Sir George Martin Wood
972	North Leeds	Oaklands Fold Greenspace	Adel and Wharfedale (100%)	0.21	Amenity Greenspace	6.27	Site 16 : Oaklands Estate
973	North Leeds	Oaklands Grove Greenspace	Adel and Wharfedale (100%)	0.31	Natural	4.33	Site 16 : Oaklands Estate

974	North Leeds	East Moor Wood	Adel and Wharfedale (100%)	2.25	Natural	3.75	Site 6: Mulberry Wood on Sir George Martin Drive (opposite Adel Wood Stores)
975	North Leeds	Adel St. John the Baptist Church of England Primary School	Adel and Wharfedale (100%)	1.37	Outdoor Sport	8.00	Not yet included in ANP
976	North Leeds	St. John the Baptist Church	Adel and Wharfedale (100%)	1.74	Cemeteries	8.00	Not yet included in ANP
88 /987? (Page 58 of Green Space Background Paper)	North Leeds	Adel Primary School	Adel and Wharfedale (100%)	0.93	Outdoor Sport	8.81	Not yet included in ANP
988	North Leeds	Tile Lane Wood	Adel and Wharfedale (100%)	0.23	Natural	3.40	Site 5: Adel Woods – the Spinney from opposite St. Helen’s Lane to Tile Lane

989	North Leeds	Mulberry Greenspace	Adel and Wharfedale (100%)	0.87	Amenity Greenspace	5.09	Site 7: Land to rear of the Mulberries
990	North Leeds	Adel Wood (Adj. to Long Causeway)	Adel and Wharfedale (100%)	1.28	Natural	3.36	Site 5: Adel Woods – the Spinney from opposite St. Helen’s Lane to Tile Lane
991	North Leeds	Adel Sports And Social Club	Adel and Wharfedale (100%)	4.84	Outdoor Sport	8.30	Not yet included in ANP
1166	North Leeds	Bodington Playing Fields (1)	Weetwood (100%)	16.20	Outdoor Sport	5.45	Not yet included in ANP
1501	Outer North West North Leeds	Chestnut Plantation	Adel and Wharfedale (100%)	3.28	Natural	6.5	Site 3: Land behind the Chestnuts/ Gainsboroughs
1651	Outer North West North Leeds	Holt Lane	Adel and Wharfedale (100%)	2.31	Amenity Greenspace	7.00	Included in above site 3 but needs reference in its own right. Known locally as Devil’s Field
1790	North	Lawnswood	Weetwood	10.32	Outdoor	6.90	Needs to be

	Leeds	Recreation Ground	(100%)		Sport		included in ANP
31	Outer North West North Leeds	Breary Marsh	Adel and Wharfedale (100%)	14.91	Natural	7.73	In Policy NBH1: Landscape Character and Setting LCA 2
53	Outer North West North Leeds	Golden Acre Park	Adel and Wharfedale (100%)	42.00	City Park	6.80	Site 12: Golden Acre Park In Policy NBH1: Landscape Character and Setting LCA 1 Parkland: Golden Acre Park
1501	Outer North West North Leeds	Chestnut Plantation	Adel and Wharfedale (100%)	3.28	Natural	6.55	Site 3: Land behind the Chestnuts /Gainsborough
1651 (Page 63 of Green Space Background Paper)	Outer North West North Leeds	Holt Lane	Adel and Wharfedale (100%)	2.31	Amenity Greenspace	7.00	Site 11: Green link to Paul's Pond

2) Sites that Adel Neighbourhood Forum are proposing for consideration as local greenspace

The following sites are not currently protected as greenspace.

These need to be set against following criteria:

- in reasonably close proximity to the community it serves
- demonstrably special to a local community and holds a particular local significance, and
- local in character and not an extensive tract of land

Areas of hectares have not been calculated

	Site Ref.	HMCA	Address	Ward	Area (Ha)	Typology	Close proximity to community	Demonstrably special to community and holds particular local significance	Local in character and not extensive tract of land
Site 1: Fields to east of beck opposite Adel Parish Church	18/04343/RM	Outer North West	Off Church Lane Adel	Adel and Wharfedale (100%)		Agricultural land formerly designated as PAS land	Borders Adel St Johns Conservation area	Historic significance through close proximity to Grade 1 Listed Adel St John the Baptist Church	Full planning approval has been given for large part of fields opposite the church to become playing fields for new primary school but Forum wish to see remainder designated as greenspace to protect open views across

									fields
Site 2 : Otley Road A660 / Adel Shops		North Leeds	A660 Otley Road From opposite Holt Lane- Weetwood roundabout	Adel and Wharfedale (100%)		Broad grass verge adjoining main highway	Adjoining A660 –runs through Adel and proximity to retail sector	Offers means to provide green corridor in approach to Leeds from Northwest	Integral part of local community on main thoroughfare through Adel
Site 3: Land opposite the Willows- from Lawnswood Arms to Kingsley Drive	Check. Shown as land owned by Leeds City Council but not in SAP Greenspace Plan	North Leeds		Adel and Wharfedale (100%)		Grass verge adjoining main highway	Adjoining A660 Otley Road	Owned by LCC. Offers means to provide green corridor in approach to Leeds from Northwest	Integral part of local community on main thoroughfare through Adel
Site 4: American Plantation to the rear of The Crescent	Not shown as recognised greenspace. Private land owned by Bradford Housing Association	North Leeds		Adel and Wharfedale (100%)		Natural – unmanaged woodland	Located to rear of Redesdale Estate and the Crescent. The south west corner of this land was given to the Quakers as a burial ground in 1868	Unmanaged natural habitat providing soft edge to two housing areas connected by public footpath. Historically land was owned by George North Tatham, a Leeds Quaker who was a rich flax and woollen magnate. The	Forms boundaries to two estates. The trees are protected by TPO 4/1994.

								land was later inherited by Hannah Eddison. The Eddison family (a major landowning family in Adel) had close relatives in America and when American Civil War ended in 1865 they planted commemorative trees along the little used lane to the north and west of the fields.	
Site 5: Triangle of grass and trees at Heathfield, Holt Lane and Holt Road	Check. Shown as land owned by Leeds City Council but not in SAP Greenspace Plan	North Leeds		Adel and Wharfedale (100%)			Adjoining Holt Lane on principal bus route	Amenity space owned by LCC providing green edge to Holt Lane	Provides green feature on main thoroughfare
Site 6: Corner of Derwent Drive and Adel Green	Not designated as greenspace.	Outer North West		Adel and Wharfedale (100%)		Adjoining George Martin Drive	Located off George Martin Drive	Unmanaged woodland copse	Integral part of local landscape

Site 7: Triangle of grass at The Crescent / The Drive	Not designated as greenspace.	Outer North West		Adel and Wharfedale (100%)		Greenspace in highway	Part of highway	Provides green space within the residential area	A small space which adds to the leafy feel of the Covenant Association area
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Notes from Designated Greenspace in Leeds SAP Background Paper Final Sept 15

5.0 Approach taken on specific issues

Future sites

5.1 Future provision will primarily be delivered through new housing development and the application of Policies G4 and G5 and site specific requirements linked to certain sites.

5.2 In principle, only sites that are currently in a green space use are identified on the SAP plan and proposed for protection however there are a small number of exceptions to this – the new pocket park at Sovereign Street which is currently being laid out and expected to be completed before Christmas 2015, the Country Park proposed as part of the East Leeds Extension and the new park (Green Park) at Thorpe Park. This has not yet commenced however the park has planning permission and its delivery is embedded in a S106 agreement to 12/03386/OT. Work will commence when the trigger point is reached. These have not been included in the calculations of surpluses and deficiencies.

Cemeteries

5.3 76 cemeteries, burial grounds and churchyards were identified in the OSSRA.

They are designated in the SAP and therefore given protection as open space with amenity value even though there is no standard for provision in Policy G3.

This is a considerable increase compared to the UDP however these are not newly created sites rather long established sites that have now been identified and given formal green space protection in recognition of their amenity value.

Private Green space

5.4 Whilst most green space proposed for protection is publically accessible, some privately owned green spaces are identified in the SAP in recognition of their contribution to open space provision across the city. These areas include private sports clubs, those facilities that are part of a wider 'members only' facility and privately owned open space. Private golf courses have consistently not been identified on plans or

included in assessments as their inclusion would severely skew outdoor sport provision in certain areas and give misleading quantities of public open space in comparison with Policy G3. Furthermore, most private golf courses are located in the green belt and are already afforded a high level of protection.

Municipal Golf Courses

5.5

Up until recently there were 4 municipal golf courses in Leeds at Roundhay, Temple Newsam, Middleton and Gotts Park. Middleton has now closed and the area has been reclassified as “Park and Garden.” To reflect the historic protection of these golf courses in the UDP under Policy N1, their amenity function and their more accessible nature to the general public as opposed to private golf courses, municipal golf courses are identified in the SAP, proposed for protection, and are included in the surpluses and deficiencies.

New greenspace on identified housing sites

5.6 New green space created as part of recent residential development has been identified where possible however those existing and future areas not specifically identified in the SAP are still afforded protection through their delivery as part of their associated planning consent.

Methodology - Quality

4.5

Each site has been assessed against 15 categories. A score between 0 – 10 was given to each category depending on the quality of the site and an average calculated. Sites scoring 7 or above are considered to be a satisfactory standard whilst those below 7 are sub-standard.

4.5.1 Overall the North HMCA is fairly well provided for in terms of certain types of green space though deficient in others. Equipped play and natural green space are particularly well provided for whilst the area of allotments is below the standard in 7 wards. Parks and gardens, outdoor sport and amenity are more mixed across the wards. Provision is particularly poor in Headingley Ward where 5 typologies are in deficit. Horsforth Ward has 4 typologies in deficit. The quantity of Parks and Gardens is very unevenly distributed across the HMCA with some wards being very deficient (Headingley) and other wards having a large surplus due to the location of city parks (Roundhay Park (Roundhay) and Golden Acre Park (Adel & Wharfedale)). There are a good number of children and young people’s equipped play areas, exceeding the standard in 8 of the 9 wards. There is also a considerable area of natural green space though provision in the built up areas is sub-standard in 4 wards. Overall the poorest provision is allotments. 4.5.3 There is a need to provide certain specific types of green space across all 9 wards. This could be achieved by laying out some of the surplus areas of alternative green space types e.g. lay out some of the surplus natural green space to allotments which are deficient. Alternatively new areas which aren’t currently green space could be laid out to improve quantity of provision. This could be delivered by a developer as a requirement on new residential development (as required by the Core Strategy) or by the

Council through Community Infrastructure Levy receipts or using other funding sources. If the typology of an area of green space 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 wellused and valued area of the original typology.

Quality

4.5.4 The large majority of sites (215 out of 254 (85%)) are below the required quality standard of 7, which indicates there is a marked issue of substandard green space provision across the HMCA.

4.6

Average quality scores are included in the list of sites in Appendix 1, however these were mainly calculated at the Issues and Options stage of the SAP preparation.

Background paper was reviewed and updated in Feb 2017.

4.12.2

The quantity of Parks and Gardens is very unevenly distributed across the HMCA with some wards being very deficient (Headingley) and other wards having a large surplus, especially Roundhay due to Roundhay Park. The best provision is in natural green space with only Headingley ward having a Deficiency and Horsforth, Adel and Wharfedale, Alwoodley and Roundhay have very significant provision of natural green space. Overall the poorest provision is outdoor sport though 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.

Quality

4.12.4 At Issues and Options stage of the Site Allocation Plan preparation, the majority of sites (194 out of 238) were below the required quality standard of 7, which indicated a real issue of substandard green space provision across all typologies in the area. The lack of good quality parks and gardens, natural green space and allotment sites was particularly noticeable.

Whilst the quality of most sites remains the same since Issues and Options stage, the number of green space sites in the HMCA will have been updated and this will affect the number of sites that meet the required quality standard. This will be updated IN THE Background Paper prior to Plan submission.

4.14.1

Overall Outer North West HMCA is well provided for in terms of certain types of green space, though deficient in others. All 3 Wards have surplus amenity and natural green space though all are deficient in children and young people's equipped play. Adel & Wharfedale and Otley and Yeadon wards have surplus provision of parks and gardens.

4.14.2

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, equipped play and allotments. Otley and Yeadon and Adel and Wharfedale are both deficient in two typologies.

4.14.3

All three wards suffer deficiencies in different areas, but at the same time have significant surpluses in terms of natural green space. In order to rectify some of the deficiencies, the laying out some of the surplus areas of alternative green space types found across all three wards could be one way to solve the existing deficiencies. Alternatively new areas which aren't green space 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 as a payment in lieu of on -site green space), by the Council through Community Infrastructure Levy receipts or using other funding sources. If the typology of an area of green space 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.

Quality

4.14.4

Across the Outer North West HMCA, the majority of sites (136 out of 160) were below the required quality standard of 7 at the Issues and Options stage of the plan preparation, which indicated an issue of substandard green space provision across all typologies in the area. The quality of allotments, parks and gardens and natural green space areas was particularly poor.

Whilst the quality of most sites remains the same since Issues and Options stage, the number of green space sites in the HMCA will have been updated and this will affect the number of sites that meet the required quality standard.