

# 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](mailto:ldf@leeds.gov.uk).
- 1.2 The greenspace sites shown on the plan and used in the following assessment are those which were identified and surveyed during the citywide Open Space, Sport and Recreation Assessment (referred to as the Open Space Audit) in 2008 and not the allocated greenspace (N1, N1a, N5 and N6) identified in the UDP Review 2006. Many sites are in both but there are variations which must be noted: 1) some allocated sites are not included (where they have been developed); 2) others appear with amended boundaries; and 3) there are additional sites which are not currently allocated but have been identified through the audit as functioning as greenspace. Plan 2 overlays the existing UDP allocations with the boundaries of the Open Space Audit sites and thereby clearly shows the differences between the two. Appendix 1 contains a list of those allocated sites which do not appear on the plan and the reasons why they are not shown. It is proposed to delete these sites, revise the boundaries of some sites to reflect what is currently on the ground and designate the new sites identified through the Open Space Audit.
- 1.3 Housing Market Characteristic Areas are sub-areas recognising the diverse nature and characteristics of market areas across the City. These areas take account of topographical and settlement spatial definitions as well as operational housing markets in terms of house prices and land values. They reflect geographical areas that people tend to associate with finding properties to live in.
- 1.4 Whilst other subjects have been considered on an HMCA basis, the quantity of greenspace has been analysed according to wards because this allowed a more accurate analysis by ward population figures. The quality and accessibility of greenspace is assessed on an HMCA basis.
- 1.5 There are 3 wards that fall to a greater or lesser extent within the 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 equipped play facilities	2 facilities per 1,000 children (excluding education provision)

<b>Greenspace type</b>	<b>Quantity per 1000 population</b>
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*

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_ha</b>
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		<b>42.446</b>

5.2.1 **Quantity (per thousand people)** -  $42.446 \div 26.496 = 1.6$  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*

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_ha</b>
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		<b>20.663</b>

5.3.1 **Quantity (per thousand people)** -  $20.663 \div 22.457 = 0.92$  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**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_ha</b>
109	Wharfemeadows Park	5.757
1394	Hawthorn Crescent POS	0.436
96	Tarnfield Park, Yeadon	16.949
839	Henshaw Oval	0.267
123	Grove Hill Park, Otley	2.265
770	Weston Drive Sports Field	1.293
772	Newall Carr Road	0.836
776	Cayton Road Playing Field	0.326
Total		<b>28.129</b>

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

<b>SITE_ID</b>	<b>SITE_NAME</b>
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		<b>26.611</b>

5.7.2 **Quantity (per thousand people)** -  $26.611 \div 26.496 = 1.0$  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
<b>Total</b>		<b>37.535</b>

5.8.2 **Quantity (per thousand people)** -  $37.535 \div 22.457 = 1.7$  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**

<b>SITE_ID</b>	<b>SITE_NAME</b>
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:

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

5.9.2 **Quantity (per thousand people)** -  $21.48 \div 22.223 = 0.96$  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		<b>19.452</b>

5.11.1 **Quantity (per thousand people)** -  $19.452 \div 26.496 = 0.62$  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		<b>4.509</b>

5.12.1 **Quantity (per thousand people)** -  $4.509 \div 22.457 = 0.20$  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		<b>12.462</b>

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

5.13.2 **Conclusions** - Compared against the standard of 0.45 hectares per 1000 population, Otley and Yeadon Ward exceeds the recommended Core Strategy standard and so has 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
<b>TOTAL</b>	<b>9 FACILITIES</b>

5.16.1 **Requirement and provision** -  $4.454 \times 2 = 8.9$  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
<b>TOTAL</b>	<b>5 FACILITIES</b>

5.17.1 **Requirement and provision** -  $3.885 \times 2 = 7.8$  **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
<b>TOTAL</b>	<b>13 FACILITIES</b>

5.18.1 **Requirement and provision** -  $4.099 \times 2 = 8.2$  **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 Facilities – 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**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
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		<b>4.768</b>

5.20.1 **Quantity (per thousand people)** -  $4.768 \div 26.496 = 0.18$  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**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
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		<b>3.848</b>

5.21.1 **Quantity (per thousand people)** -  $3.848 \div 22.457 = 0.17$  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**

<b>SITE_ID</b>	<b>SITE_NAME</b>	<b>AREA_HA</b>
824	Myers Croft Allotments (LCC)	0.254
826	Station Road (Station Top) (Myers Croft) Allotments	0.543
1648	Myers Croft Allotments (private)	0.330
840	Cemetery Road Allotments - Yeadon	0.304
814	Burras Lane Allotments	0.654
1088	Ings Lane Allotment	0.329
424	Birdcage Walk Allotments West	0.370
1105	Bird Cage Walk Allotments East	0.311
1094	Todds Allotments	0.755
842	Flicks Allotments, Yeadon	1.114

683	Tempest Allotments (Livestock and Growing)	1.794
1512	White Bridge Allotments	0.767
1516	Gallows Hill Allotments	0.221
1575	Danefield Terrace Allotments	0.246
Total		<b>7.992</b>

5.22.1 **Quantity (per thousand people)** -  $7.992 \div 22.223 = 0.35$  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		<b>27.831</b>

5.24.1 **Quantity (per thousand people)** -  $27.831 \div 26.496 = 1.05$  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		<b>83.872</b>

5.25.1 **Quantity (per thousand people)** -  $83.872 \div 22.457 = 3.73$  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		<b>197.935</b>

5.26.1 **Quantity (per thousand people)** -  $197.935 \div 22.223 = 8.90$  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.  $16.148 \div 22.223 = 0.78$  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
Guisseley & Rawdon	Surplus (0.6ha)	Deficiency (-0.2ha)	Surplus (0.17ha)	Requirement met	Deficiency (-0.06ha)	Surplus (0.35ha)
Horsforth	Deficiency (-0.08ha)	Surplus (0.05ha)	Deficiency (-0.25ha)	Deficiency (2.8 facilities)	Deficiency (-0.07ha)	Surplus (3.03ha)
Otley & Yeadon	Surplus (0.36ha)	Deficiency (-0.2ha)	Surplus (0.15ha)	Surplus (4.8 facilities)	Surplus (0.15ha)	Surplus (9.49ha)
Average	Surplus (0.29ha)	Requirement met	Surplus (0.02ha)	Surplus (2.1 facilities)	Surplus (0.01ha)	Surplus (0.08ha*)

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

6.2 **Guisseley & 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

	<b>Parks and Gardens</b>	<b>Outdoor Sports</b>	<b>Amenity</b>	<b>Childrens &amp; young People</b>	<b>Allotments</b>	<b>Natural</b>
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.

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

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

### **8.2.1 Parks and Gardens**

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 equipped 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 pitches) 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.