

Core Strategy Selective Review

Review of Implementation of Green Space Policy G4 Background Paper

Publication Draft

Leeds Local Plan
Development Plan Document
February 2018



1. Introduction

- 1.1 This report assesses the efficacy of Policy G4/G5+ of the Core Strategy in their aim of delivering new Green Space.
- 1.2 Policies G4 and G5 are as follows.

'POLICY G4: NEW GREEN SPACE PROVISION

On site provision of green space of 80 square metres per residential unit, will be sought for development sites of 10 or more dwellings that are outside the City Centre and in excess of 720 metres from a community park, and for those which are located in areas deficient of green space.

In areas of adequate supply, contributions of an equivalent value towards the safeguarding and improvement of existing green space will take priority over the creation of new areas. In this circumstance, qualitative improvements would be needed to address the pressures placed upon existing green space in the form of increased usage and increased demand arising from new residential development.'

POLICY G5: OPEN SPACE PROVISION IN THE CITY CENTRE

Within the City Centre, open space provision will be sought for sites over 0.5 hectares as follows:

- (i) Commercial developments to provide a minimum of 20% of the total site area,**
- (ii) Residential development to provide a minimum of 0.41 hectares of open space per 1,000 population,**
- (iii) Mixed use development to provide the greater area of either 20% of the total site area, or a minimum of 0.41 hectares per 1,000 population of open space,**

In areas of adequate open space supply or where it can be demonstrated that not all the required on site delivery of open space can be achieved due to site specific issues, contributions towards the City Centre Park and new pedestrianisation will take priority.

2. Methodology

- 2.1 An assessment was made of planning permissions for residential development of more than 10 units from when the Core Strategy was adopted in 12th November 2014 to 30th September 2016. Time allowed for 56 permissions to be assessed out of 149 that were permitted.
- 2.2 Of the 56 permissions 42 were found to have reasons whereby the Core Strategy green space requirement could not be properly applied. Reasons for discounting the 42 include the fact that applications were made before the Core Strategy was adopted although permitted after; that the development involved Permitted Development, that the application would result in a reduced number of dwellings on the site (because of clearance), the application concerned a site area of less than 0.5ha in the city centre (so

Policy G5 does not apply) and the proposed development was either a minor change or in outline application form.

3. Analysis

- 3.1 Of the 14 (25%) which were appropriate for analysis only three of them provided on-site green space. One was a city centre development which has agreed to deliver 3063 m² (21.5% of the site area) as open space. The other two concerned development of industrial buildings with large areas of surrounding green field land which could not be developed. In both cases the amount of Green Space provided is substantially larger than what is required due to the fortuitous availability of undevelopable green field land within the site.

Planning Reference Number	Number of Units Approved	Was G4 Needed	Was G4 Applied	Area of land expected under G4 (sqm)	Area of land Agreed (sqm)	Amount of contribution Money Agreed (£)
14/05555/RM	136	Yes	Yes	10800	33000	0
14/05524/FU	171	Yes	Yes	12400	16800	0
	307			23200 2.32 Ha	49800 4.98 Ha	

- 3.2 Of the residual 11 schemes permitted it can be seen in the table below that although G4 should have been applied to all of them, with a potential resultant 2.2 Ha of new Green Space, no Green space was provided On-Site. Seven out of the 11 provided On Site Contributions in Lieu with 4 providing no contributions at all.

Planning Reference Number	Number of Units Approved	Was G4 Needed	Was G4 Applied	Area of land expected under G4 (sqm)	Area of land Agreed (sqm)	Amount of contribution Money Agreed (£)
14/00701/FU	13	Yes	No	1040	0	£39,605.40
14/06659/FU	18	Yes	Yes	1440	0	£47,874.35
14/05845/FU	11	Yes	Yes	960	0	£40,009.49
14/06430/FU	17	Yes	Yes	1360	0	£50,866.50
14/06675/FU	23	Yes	No	1840	0	0
14/04994/FU	83	Yes	Yes	6640	0	0
14/07435/FU	20	Yes	Yes	1600	0	0
14/00611/FU	57	Yes	Yes	4560	0	£140,631.00
14/02476/FU	12	Yes	No	960	0	£30,066.42

14/01024/FU	10	Yes	No	800	0	£8,250.00
15/01380/RM	12	Yes	No	960	0	0
	276			22160 2.22 Ha	0 0	£357,303.16

4. Conclusion

- 4.1 It is clear from the assessment of applications above that G4/G5 is not achieving its outcomes of delivering New Green Space to address the burden of an increased population.

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