

# TEMPLE NEWSAM

## Consultation on proposals for Temple Newsam Estate December 2019 – March 2020

### About this consultation

[Temple Newsam](#) is a large country estate in Leeds which is managed by Leeds City Council. It includes a range of visitor attractions including an historic house, a working farm and a huge park including playgrounds, woodlands, lakes, gardens and golf courses. It also has a popular café and gift shop.

Leeds City Council is currently exploring ways to improve Temple Newsam so more people can experience and enjoy all it has to offer, and visitors will have more reasons to keep coming back. This consultation is part of that process.

We would like to hear your views on proposals for the area of Temple Newsam that is currently managed as two golf courses, the area covers 104 hectares of the parkland.



### Temple Newsam Golf

Temple Newsam has 2 golf courses (one 9-hole and one 18-hole). They are supported by a range of facilities including a shop and a car park. There is also a club house which is rented by Temple Newsam Golf Club Ltd.

When income is set against costs, the net cost of Temple Newsam golf to the council was just over £220k in the 2018/19 period (which is representative of the costs for previous years).

Financial year 2018-19	£'000
Total income (from tickets, retail, rents)	157.2
Expenditure (staff, utilities, horticultural machinery, re-saleable food, drink etc)	-377.8
<b>Estimated Overall Net Position</b>	<b>220.6</b>

In the context of these costs, set against the relatively low usage of the courses, the council are proposing to find ways reduce costs to the council of providing golf (through remodelling, or closing, the courses) and get more people using this part of the estate for more popular, healthy, recreational activities.

There are over 30 other golf courses in the Leeds metropolitan district, many of which offer pay and play and/or season tickets comparable with those available at Temple Newsam. Leeds City Council aims to continue providing golf at Roundhay Park, which is around 15 minutes' drive from Temple Newsam.

### **Proposal for family cycling centre and other visitor attractions**

If a decision is made to close or re-design the Temple Newsam golf course, it is proposed that it be replaced with a visitor attraction aimed at families, potentially including:

- family cycle trails and walkways – see appendix 1 at end of this document
- a road safety park – appendix 2
- play area
- a BMX pump-track
- a shop
- a café
- bike hire
- cycling workshops for schools and groups (depending on levels of interest)

The trails, road-safety park, play area and pump track would be free to use.

Leeds City Council are keen to promote cycling for its benefits to health and the environment as a sustainable form of transport. Leeds Cycling Strategy sets out our aim to '*inspire more people to cycle more often*' through expanding the Leeds cycle network; providing access to bicycles and providing accessible training at all skill levels.

It is anticipated that developing such a scheme at Temple Newsam would result in a considerable increase in the use of the historic landscape there, as well as providing a new visitor attraction for the local and wider community.

A similar transformation at the former Middleton Park golf course saw a transition from 6,873 pay-and-play golf sessions ( and 42 season tickets) in 2013/14 financial year to an estimated 300,000 rides on the cycle trails and 100,000 café customers (previously there wasn't a café at that location) in their first year of operating (2018). Additionally, the new bike hub at Middleton has proved to have many other benefits to the local community such as provision of healthy activities, a chance for children to learn how to cycle in safe environment, job opportunities and things for young people to do in their spare time.

### **Family cycle trails**

The vision for Temple Newsam is different to Middleton Bike Hub. The proposal is to create cycling facilities aimed at families and younger children, developing around 8km of trails which will also be accessible for walkers. The proposed trails would be similar to those found at Forestry Commission or CentreParks sites (see appendix 1 for a draft plan, and picture below), to take advantage of the large and beautiful landscape.

*Example of a family cycle trail:*



### **Road-Safety Park**

A road-safety park is a scaled-down model of a road network including typical road markings and road signs so children can learn how to use highways and key aspects of the Highway Code in a safe space – they are fun to play on too! Appendix 2 shows a draft plan for a road safety park.

*Example of a road-safety park:*



### **BMX pump track**

A pump track is an area of undulating ground designed to be ridden completely by cyclists "pumping"- generating momentum by up and down body movements, instead of pedalling or pushing. They are very popular, good exercise and help young people develop their cycling skills. The pump track proposed for Temple Newsam is aimed at younger age groups.

*Example of a BMX pump track (below):*



### **Other visitor facilities**

The facilities currently located at the site provide the perfect opportunity to develop the scheme - the current clubhouse could accommodate a café with fantastic views; the shop could be used for bike hire and other buildings for storage of bikes, and perhaps even a classroom/workshop space. Toilets and car parking facilities are already available on site.

It is proposed that the Road Safety Park is placed near the building in the picture overleaf which could be used as a community café.

### *Potential café building*



The image below shows the current view from the potential café building making it a potentially attractive location for cycling centre users and other visitors to Temple Newsam alike.



## Play area

The cycling facilities proposed are aimed at promoting healthy activity and enabling children to learn to ride a bike and develop their cycling skills.

To complement those facilities and provide a further family attraction which should, in turn, facilitate the success of the café and shop facilities, it's suggested that an exciting new play space is developed.

Sand play is extremely popular with children, safe, and great for their learning and development. It also fits the age range of the children that are likely to be using the road safety park. There is an opportunity here to create a sand play area because there will be staff available as part of the scheme described above to maintain it.

### *Examples of sand play*



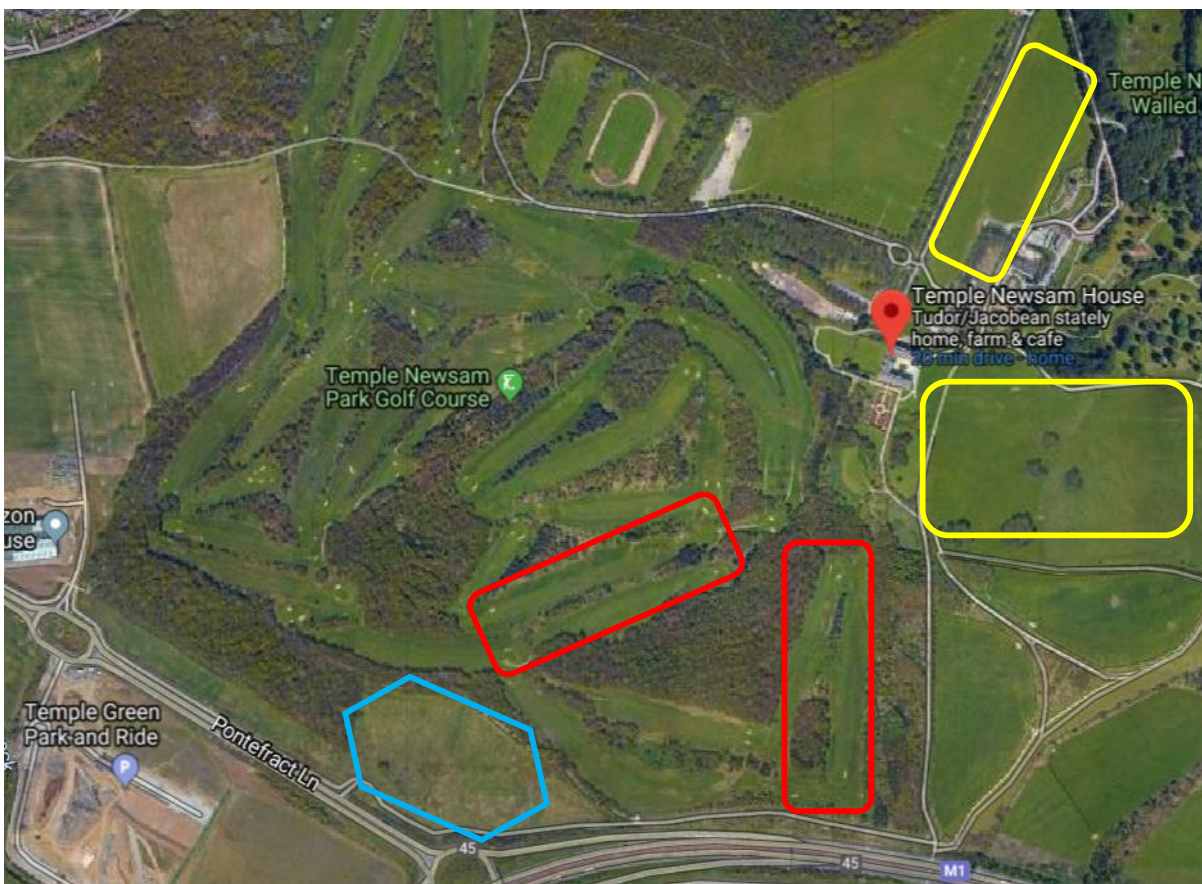
The benefits of creating a visitor attraction made up of the components described above are:

- Increased use of the area currently covered by the golf course
- More opportunities to explore the heritage landscape
- An attraction for local families to use within walking distance of large residential area
- Promoting healthy activity
- Provides opportunities to learn how to ride a bike and use highways in a safe environment
- Contributes to the aim to make Leeds a Child Friendly City
- The current facilities at the site including the golf clubhouse, the shop and the buildings will be given a new lease of life.
- Opportunities to generate a new income through café, shop and bike hire.
- Increasing visitor numbers from the local community, across the city and further afield to the wonderful Temple Newsam estate.

### **Proposal for investigating potential new events space**

If the golf course is reduced or closed there is also potential for some of the land to be used as an alternative events space which would reduce pressure on the area of the estate most popular with visitors in general (the House, courtyard and farm). It would also reduce the impact of large events on local residents in terms of noise and traffic.

Temple Newsam hosts around 60 events a year ranging from sponsored walks to rock concerts. Over 70,000 people attend the events annually. The income to the council from the commercial events at Temple Newsam is over £40k per annum. Most of the events take place in the areas by the House and Farm (marked in yellow on the image overleaf).



It is proposed that the areas highlighted in red are investigated as potential locations for future medium to large scale events. Events that currently take place at in front of the House that would fit on the proposed site include *Let's Rock*, *Cocoon* and *Slam Dunk*. The area highlighted in blue may be suitable for event-related car parking.

The benefits of creating a new events space at this location are:

- Easy access for event organisers and attendees from M1 and Pontefract Lane rather than through local residential areas and the historic core of the estate.
- Events taking place on this space will be further away from residential areas so would cause less of a disturbance to local people in terms of noise and traffic.
- Visitors will be able to continue to enjoy the most popular areas of the estate (café, shop, House, farm) without disturbance while ticketed events are taking place – currently, visitor numbers to the rest of the estate drop when large events take place.
- It will reduce any impact of events on the land in front of, and surrounding the House, such as damage to grass, paths etc.
- It presents an opportunity to generate an income from new commercial events.

*Image of one section of potential events space:*



The golf course site is also a potential new location for other types of events such as the West Yorkshire Cross Country Championships which are held annually at Temple Newsam, and activities such as orienteering.

### **Proposal for managing the landscape – re-creating heritage**

Even with the cycling facilities and event space, there is a lot of land at the site that won't be impacted by the proposals.

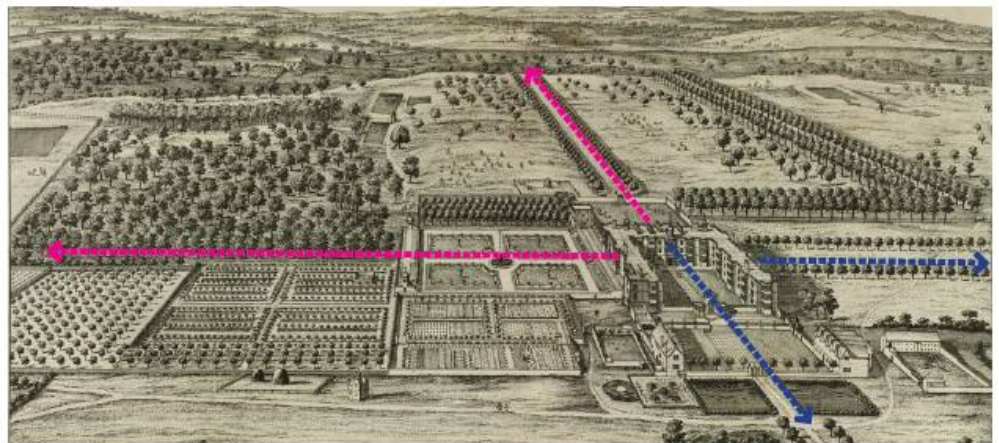
It is proposed that this area is landscaped to reflect the form designed by famous landscape designer Capability Brown in the late 18<sup>th</sup> century, and which includes

meadows, woodland with rides, and views across the estate. This will add interest and educational value, make it more distinctive and complement the other fantastic heritage on the estate.

*Original Capability Brown plan for Temple Newsam estate:*



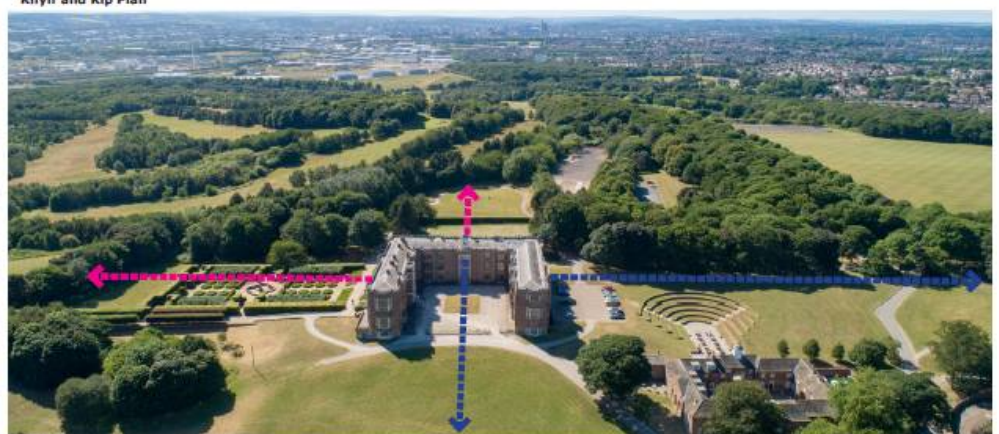
*Proposals to open up historic vistas from visioning document for the estate:*



Knyff and Kip Plan

**Obscured Views**  
The landscaping of Capability Brown removed the original formal gardens leaving open views to each aspect of the House. Views and vistas form key elements in the design of the landscape.

- LEGEND**
-  Obscured views
  -  Existing key vistas



Present day - Drone Photography

Reflecting the heritage landscape, and making it more accessible to visitors, is consistent with the work of the Resilient Heritage project which has recently launched at Temple Newsam to help safeguard the historic aspects of the site for the long term. It will also



boost a potential funding bid to the Heritage Lottery Community Fund for over £5 million to help restore and protect various aspects of the historic estate.

### **Proposal for managing the landscape for the environment**

There is also an intention to ensure the landscape is made better for the environment as part of this scheme - providing a variety of habitats for wildlife, and opportunities for mitigating the impacts of climate change through significantly increased tree cover and more diverse vegetation such as grassland meadows and heathland.

The impact of the plans for the site will be a significant net increase in the number of trees there through a comprehensive tree planting scheme.

Changes to the landscape will be promoted through the use of educational materials such as information panels and trails, so visitors can learn about the rich history and wildlife of the area while they visit.



### **Financial considerations**

The cost of the proposed developments is estimated to be £1.35 million.

Capital funding of £350k has already been set aside for the creation of a road-safety park.

The 'spend to save' business plan for the project suggests that the remaining £1 million can effectively be funded by prudential borrowing, offset against any savings made by the re-modelling or closure of the golf course, and income from the café, retail and commercial events. The facility will be managed and operated by the in-house (Leeds City Council) estate team.

### **Consultation**

We are keen to hear your views on the proposals described above.

Details of how to have your say are available here: [www.leeds.gov.uk/parksconsultations](http://www.leeds.gov.uk/parksconsultations)

The closing date for this public consultation is **31 March 2020**.

## **Appendices**

- 1.1 Draft proposed cycle trails, road-safety park and pump track plan – appendix 1
- 1.2 Draft proposed road-safety park plan – appendix 2

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