

## **CITY CENTRE HOUSING MARKET CHARACTERISTIC AREA**

### **Hyde Park & Woodhouse, City & Hunslet, Burmantofts & Richmond Hill Beeston & Holbeck wards**

#### **INTRODUCTION**

##### **1.0 City Centre Housing Market Characteristic Area and Wards**

- 1.1 Plan 1 shows the boundaries of the wards that fall, to a greater or lesser extent, within the City Centre Housing Market Characteristic Area (HMCA). The plan also shows the areas of greenspace by type that fall in the area. This includes open space/civic space within the UDP designated City Centre as well as other types in areas beyond the identified UDP City Centre.
- 1.2 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.
- 1.3 There are 4 wards that fall to a greater or lesser extent within the City Centre Housing Market Area. A considerable part of City and Hunslet Ward lies within the area along with part of Hyde Park and Woodhouse Ward. Very small parts of Burmantofts & Richmond Hill and Beeston and Holbeck also fall in the area.
- 1.4 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 the City Centre Area**

- 2.1 Total greenspace within the area is **8.461 ha** on **14** greenspace sites.
- 2.2 Additionally the City Centre area includes another category of open space which is relevant to this analysis, that of Civic Space. Total Civic Space within the area is **18.804 ha** on **36 sites**.
- 2.3 The cumulative figure for both greenspace and civic space is **27.265 ha** on **50** 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 However, recognising the unique characteristics of the City Centre the standard in Policy G3 of 0.41ha per 1000 population relates to **all** greenspace typologies and does not offer different standards for different typologies.
- 3.3 There are no standards in the Core Strategy for cemeteries, green corridors and golf courses (but these are shown on Plan 1 for completeness).

## QUANTITY OF GREENSPACE

### 4.0 Methodology

- 4.1 The tables below show the breakdown of provision, or **quantity**, for greenspace defined in Policy G3 in the Core Strategy. The quantities have been divided by the total population to give a standard which can be compared against the Policy G3.
- 4.2 City Centre standards differ to all other areas because they are used by workers and tourists, not just residents. Policy G3 gives the following standards for the City Centre:

Typology	Quantity (per 1000 people)	Accessibility	Quality
City Centre open space provision all types (inc. civic space)	0.41ha	720m	Good (7)

- 4.3 The City Centre area shares much the same boundary as the Unitary Development Plan City Centre Boundary. From Council Tax data<sup>1</sup> it can be observed that there were 17,222 residents living within the boundary in 2011. The 2011 council tax data has been used to be consistent with analysis conducted across other areas which utilise data from the ONS 2011 census.

<sup>1</sup>[http://www.leeds.gov.uk/docs/FPI\\_CCH\\_001%20city%20centre%20housing%20occupancy%202011%20final.pdf](http://www.leeds.gov.uk/docs/FPI_CCH_001%20city%20centre%20housing%20occupancy%202011%20final.pdf)

- 4.4 The City Centre HMCA consists predominantly of the City Centre as defined in the UDP, with additional parts of some surrounding Wards. As in all other HMCA's, the quantity of greenspace has been discussed on a ward basis, the greenspace which lies within these small elements of surrounding wards will have been considered against policy G3 in other area background papers. For the UDP City Centre allocation, the G3 standard of 0.41ha per 1000 population has been applied. It would be inaccurate to apply this standard to any area outside the UDP City Centre boundary.

SITE_ID	SITE_NAME	TPOLOGY	AREA_HA
85	Park Square	AMENITY	0.622
141	Lovell Park	NEIGHBOURHOOD PARK	1.552
161	Woodhouse Square	AMENITY	0.256
306	Saxton Gardens (Dolphins Greenspace)	AMENITY	0.679
128	Hanover Square	AMENITY	0.899
178	Drydock POS	AMENITY	0.502
180	Mount Preston Street (Leeds Uni)	AMENITY	0.536
182	Merrion Gardens	AMENITY	0.224
84	Parish Church Gardens (Penny Pocket Park)	AMENITY	0.941
1007	Holbeck Stocks Hill	AMENITY	1.100
190	Queen Square	AMENITY	0.256
188	Leeds City Office Park	AMENITY	0.266
184	Belgrave Street POS	AMENITY	0.248
177	Calverley Street (Leeds MET)	AMENITY	0.380
<b>Total:</b>			<b>8.461ha</b>

**Quantity (per thousand people) =  $8.461 \div 17.222 = 0.491$  hectares**

- 4.5 **Conclusions** - Compared against the standard of 0.41 hectares per 1000 population, the City Centre area has marginal surplus of 0.08 hectares. As can be seen from the table above, the overwhelming majority of provision is in the form of amenity space, with the only notable exception being Lovell Park.
- 4.6 The table below shows the quantity of Civic Space in the City Centre

SITE NAME	AREA_HA
Clarendon Way	0.375
Ring Road Pedestrian Bridge	0.151
Grace Street Pedestrian Route	0.088
Oxford Row Pedestrian Route	0.209
Art Gallery Square	0.303
Curd Yard, Wellington Street	0.175

Wellington Place	0.354
Yorkshire Bank	0.359
City Square	0.434
East Parade Square	0.105
Bond Court	0.230
Canal towpath - Pedestrian Route	0.620
Canal Towpath	0.407
Millennium Square	0.885
Opposite ASDA - Riverside pedestrian route	0.300
ASDA Riverside - Pedestrian Route	0.223
Brewery Wharf	0.383
North of Armouries - Canal Side	0.573
Green space adjacent Commercial Pub	0.121
Leeds City Office Park	0.439
St Peter's Church	0.453
Aire and Calder Navigation - Pedestrian Route	0.208
Dortmund Square	0.140
Corn Exchange Pedestrian Route	0.217
Leeds University Campus	4.248
Canal side - Pedestrian Route	0.173
St Paul's Street - Pedestrian Route	0.316
West Yorkshire Playhouse	0.625
City Walk - Pedestrian Route	0.136
Public Square - Royal Armouries	0.424
Clarence Dock	1.270
Chadwick Street POS	0.122
Central Leeds Pedestrian Shopping Precinct	2.251
Canal Side Apartments - Greenspace	0.502
Granary Wharf Pedestrian Link	0.613
Whitehall Waterfront	0.372
<b>Total</b>	<b>18.804</b>

4.7 **Quantity (per thousand people)** =  $18.804 \div 17.222 = 1.09$  hectares per 1000 population of Civic Space..

4.8 **Conclusions:** Civic Space can meet some of the functions of greenspace by providing leisure space for City Centre users. This includes hard landscaped areas suitable for events. The quantity of Civic Space is 1.09 ha per 1,000 population and this is well above the Core Strategy standard. It is important to recognise however that although this analysis discusses quantity in respect to the residential population, in reality the demands placed on each facility will be much higher. This is directly attributable to the unique characteristics of a

city centre which includes a large concentration of employers and also tourists. In light of the fact that there is no reliable way in which to account for this demand, the real quantity of provision may in fact be much less than stated.

- 4.9 If the quantity of all typologies and Civic Space is combined this gives a total figure of **27.265 ha**. This equates to **1.58 ha** of all typologies of open space and civic space per 1000 population.

## **PROPOSED GREENSPACE**

- 4.10 It is important to note that there are two proposals which will significantly increase the provision of greenspace within the City Centre. These are the City Centre Park and the 'Pop-up' Park at Sovereign Street. The quantities are shown in the table below.

<b>SITE_NAME</b>	<b>AREA_HA</b>
City Centre Park	3.5 (approx)
'Pop-up' Park, Sovereign St.	2.016

- 4.11 If this figure is combined with the existing provision (above) this equates to 1.90ha per 1000 population, well above the 0.41ha standard. These two sites could go some way to relieving the additional pressure placed on city centre open space and greenspace by city centre employees and tourists.

## **5.0 QUALITY OF GREENSPACE.**

### **5.1 Methodology**

- 5.2 Core Strategy Policy G3 identifies the following standards for the quality of greenspace:

<b>Greenspace type</b>	<b>Quality</b>
City Centre open space provision all types (inc. civic space)	7 (Good)

- 5.3 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.

- 5.4 The quality of each area of greenspace in the City Centre Area was compared with the required standard (a score of 7 and above). The table below summarises key information about each typology.

Number of sites	14
Number scoring 7 and above	6
Number scoring below 7	8

Highest score	8.45
Lowest score	2.38
Average score	6.24

- 5.5 **Conclusions for quality of greenspace:** Overall, the plan and table show quality of greenspace is an issue across the City Centre area. City Centre greenspace generally falls well below the required score of seven, with only a handful of sites meeting the required standard.

- 5.6 Quality for Civic Spaces in the City Centre area have also been assessed. The table below summarises key information about quality of Civic Spaces:

Number of sites	36
Number scoring 7 and above	12
Number scoring below 7	24
Highest score	9.27
Lowest score	3
Average score	6.64

- 5.7 **Conclusions for quality of Civic Space :** The majority of sites (24 out of 36) are below the required quality standard however, the average score of 6.64 is not far below the required standard of 7, probably because some of the City Centre Civic Spaces score exceptionally high on quality.

## 6.0 ACCESSIBILITY OF GREENSPACE

- 6.1 Core Strategy Policy G3 identifies the following standards for accessibility of greenspace. All greenspace should be within the distance specified.

Greenspace type	Accessibility distance
City Centre open space provision all types (inc. civic space)	720m

- 6.2 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:
- 6.3 The majority of the Area north of the river falls within 720m of 0.41ha of greenspace, with the area around the universities scoring particularly well. The least well served area is around the train station running west along Wellington street, with the majority of residential properties lying beyond the 720m buffer. The south of the Area scores particularly poorly in terms of accessibility, however it should be noted that much of this area is industrial in nature and as such there are currently few residential dwellings.

- 6.4 There are 3 allotment sites and 1 athletic pitch that are outside the boundary of the Area but within the 720 metre accessibility buffer. These facilities can therefore be described as accessible to city centre users within the Area.

## **7.0 OVERALL CONCLUSIONS FROM THE GREENSPACE ANALYSIS CITY CENTRE AREA:**

### **7.1 Quantity**

- 7.2 The City Centre Area meets the requirement for 0.41ha of greenspace (all types) per 1000 population. The typologies are almost exclusively amenity space, with the one notable exception being Lovell Park. If Civic Space is also included then quantity is well above the Core Strategy standard.

### **7.3 Quality**

- 7.4 Across the City Centre Area, the majority of sites (8 out of 14) are below the required quality standard of 7, which indicates an issue of substandard greenspace provision in the area. This also applies to Civic Space where the majority (24 out of 36) are also below the quality score.

### **7.5 Accessibility**

- 7.6 Plans which show the required buffers as set out above, for each greenspace type area available. Please contact Leeds City Council directly at [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk). Some conclusions are drawn out below:
- 7.7 Accessibility to all types of greenspace is generally good across the City Centre Area. The south of the Area is the least well served, however it is also the area with the lowest residential population.

## **8.0 QUESTIONS ABOUT GREENSPACE PROVISION IN CITY CENTRE**

**CCG1 The quality of many existing greenspace sites in the City Centre falls below the recommended 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?**

**CCG2 In the City Centre there is limited space to provide new greenspace sites, so the Council is promoting the provision of a City Park south of the river. Do you agree that resources (including commuted sums obtained from planning permissions and legal agreements) should be channelled to provision of a new park?**

**CCG3. Have you any other comments/suggestions about greenspace and civic space provision in the City Centre?**