

Open Space Site Assessment Garden Suburbs Thornhills January 2022

Accessibility Assessment

Open space in the area has been analysed in accordance with the Council's quality and accessibility standards by drawing buffers of 240m, 400m, 600m and 1200m around the site to indicate the accessibility distances for the different open space typologies, as shown on Map Thornhills. Table A below summarising the sites within these buffers shows that Wellholme Park together with its play area is within all catchments of the site however there are no allotments or amenity greenspace greater than 1ha in the 600m and 1200m catchments.

Table A

Typologies with accessibility and quality standard	Sites of 0.04ha - 1.00ha within 400m	Sites of 1.00ha - 3.00ha within 600m	Sites of greater than 3ha within 1200m
Parks and gardens	Wellholme Park	Wellholme Park	Wellholme Park, Whinney Hill Park
Allotments	None	None	None
Amenity greenspace	Land opp 134 Bradford Road Raynor Road	None	None
Natural/semi-natural greenspace	Disused railway Clifton	Disused railway Clifton	Disused railway Clifton, Clifton Wood
	LEAPs within 240m	NEAPs within 600m	
Provision for children and young people	Wellholme Park	Wellholme Park	

Quantitative Assessment

The ha/1000 population of open space in the area has been analysed within the catchment areas of the site and within the Brighouse area and is shown in the table below:

Typology	400m	600m	1200m	Brighouse	Proposed Calderdale standard
Parks and gardens ha/1000 population	7.496	2.758	1.248	0.757	0.8
Amenity greenspace ha/1000 population	0.675	0.303	0.888	0.974	0.6
Allotments ha/1000 households	0.000	0.000	0.166	0.301	0.5 (National Allotment Society standard)
Natural/semi-natural greenspace ha/1000 population	2.616	0.956	1.786	2.945	2

Compared to the proposed Calderdale standard there are deficits of parks and gardens in the Brighouse area, of amenity green space in the 400m catchment and of natural/semi-natural greenspace in the 600m and 1200m catchments

Site requirements

Due to the size of the proposed development all open space typologies should be provided on site to comply with the accessibility and minimum size standards within 400m and 600m catchments.

Parks and Gardens – Wellhome Park is within the 1200m catchment however the quantity standard for the Brighthouse area of 0.757ha/1000 population is below the Calderdale standard of 0.8ha/1000 population. Due to the additional demand on facilities at Wellholme Park as a result of the garden suburb improvements to these facilities should be made as part of the development

Amenity Green Space - There is no amenity green space meeting the standard in the 1200 catchment therefore all this typology should be provided on site.

Allotments – There are no allotments within the catchment areas therefore all this typology should be provided on site.

Children’s Play – Play areas should be provided on site to meet the Local Equipped Area for Play (LEAP) standard. If a play area to meet the Neighbourhood Equipped Area for Play (NEAP) standard is not provided on site then improvements to the play area at Wellholme Park should be made as part of the development .

Natural Greenspace – Since there is a deficit of natural greenspace in the 1200m catchment all this typology should be provided on site

The quantity of open space required by the proposed developments has been calculated in the table below using the estimated number of houses shown in the draft proposals plan. The accessibility and quantitative analyses above are used to modify this requirement in the Notes column.

Site	47.66ha
Houses	1671
Estimated population using average household size of 2.36	3944

Open Space Typology	Standard	Requirement ha	Notes
Parks and Gardens	0.8ha/1000 population	3	This quantity can be reduced if enhancements are made to Wellhome Park
Amenity Green Space	0.6ha/1000 population	2	All to be provided on site
Children's Play	All settlement areas within 240m (5 min walk) of a LEAP and 600m (15 min walk) of a NEAP	Provision to meet this standard	Play areas should be provided on site to meet the Local Equipped Area for Play (LEAP) standard. If a play area to meet the Neighbourhood Equipped Area for Play (NEAP) standard is not provided on site then improvements to the play area at Wellholme Park should be made as part of the development.

Allotments	0.5ha/1000 households	2	All to be provided on site. May include community gardens
Natural Greenspace	2ha/1000 population	8	All to be provided on site