

# Open Space Site Assessment Garden Suburbs Woodhouse 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 Woodhouse. Table A below summarising the sites within these buffers shows that there are no parks and gardens or allotments within the catchment of the site amenity greenspace greater than 3ha in the 1200m catchment. There is no neighbourhood equipped area for play (NEAP) within the 600m catchment although it may be possible to upgrade the play area at Carr Green Recreation Ground.

**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
<b>Parks and gardens</b>	None	None	None
<b>Allotments</b>	None	None	None
<b>Amenity greenspace</b>	Woodhouse Recreation Ground, Wherwell Road	Carr Green Recreation Ground	None
<b>Natural/semi-natural greenspace</b>	Land adj Woodhouse Lane, Land adj Woodhouse Gardens	Land adj Woodhouse Gardens	Clifton Wood, Bowling Alley
	<b>LEAPs within 240m</b>	<b>NEAPs within 600m</b>	
<b>Provision for children and young people</b>	Woodhouse Lane Recreation Ground	None	

## 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
<b>Parks and gardens ha/1000 population</b>	0.000	0.000	0.127	0.757	0.8
<b>Amenity greenspace ha/1000 population</b>	0.389	1.162	0.720	0.974	0.6
<b>Allotments ha/100 households</b>	0.000	0.000	0.063	0.301	0.5
<b>Natural/semi-natural greenspace ha/1000 population</b>	2.105	1.469	2.131	2.945	2

Compared to the proposed Calderdale standard there are deficits of parks and gardens and allotments in all areas, of amenity green space in the 400m catchment and of natural/semi-natural greenspace in the 600m catchment.

## 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 for 400m and 600m catchments.

**Parks and Gardens:** There are no parks and gardens within the 1200 catchment therefore all this typology should be provided on site.

**Amenity Green Space:** Adding the estimated population of the development to the existing population within the 1200m catchment results in a deficit of 0.341ha amenity green space. The full 2ha should be provided on site unless enhancements are possible at the site within the 1200m catchment, Carr Green Recreation Ground, in which case the onsite requirement may be reduced.

**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 bring the play area at Carr Green Recreation Ground to the NEAP standard should be made as part of the development.

**Natural Greenspace:** Adding the estimated population of the development to the existing population within the 1200m catchment results in a deficit of 4.31ha of natural greenspace. The full 6ha should be provided on site unless enhancements are possible at the sites within the 1200m catchment, Clifton Wood or Bowling Alley in which case the onsite requirement may be reduced.

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 area	34.78ha
Houses	1238
Estimated population using average household size of 2.36	2922

Open Space Typology	Standard	Requirement ha	Notes
Parks and Gardens	0.8ha/1000 population	2	All to be provided on site.
Amenity Green Space	0.6ha/1000 population	2	The full 2ha should be provided on site unless enhancements are possible at the site within the 1200m catchment, Carr Green Recreation Ground in which case the onsite requirement may be reduced.
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 bring the play area at Carr

			Green Recreation Ground to the NEAP standard should be made as part of the development.
Allotments	0.5ha/1000 households	1	All to be provided on site. May include community gardens
Natural Greenspace	2ha/1000 population	6	The full 6ha should be provided on site unless enhancements are possible at the sites within the 1200m catchment, Clifton Wood or Bowling Alley The full 2ha should be provided on site unless enhancements are possible at the site within the 1200m catchment, Carr Green Recreation Ground in which case the onsite requirement may be reduced.