

# OPEN SPACE UPDATE ADDENDUM

## SOUTH TYNESIDE

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QUALITY, INTEGRITY, PROFESSIONALISM

**Knight, Kavanagh & Page Ltd**  
Company No: 9145032 (England)

**MANAGEMENT CONSULTANTS**

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF  
T: 0161 764 7040 E: [mail@knp.co.uk](mailto:mail@knp.co.uk) [www.knp.co.uk](http://www.knp.co.uk)



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# OPEN SPACE UPDATE ADDENDUM

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### 1. INTRODUCTION

This is the Open Space Update Addendum prepared by Knight Kavanagh & Page (KKP) for South Tyneside Council (STC). It uses the information and data from the previous South Tyneside Open Space Study (2015) as a baseline.

STC is currently in the process of preparing a new Local Plan. The Local Plan will look ahead to 2035 and will set out the strategic and detailed policies, including allocations for development and designations for other uses. The council is working towards a Pre-publication draft in July 2019, followed by a Publication Draft in February 2020 and Submission in July 2020.

This update is required to reflect potential changes in open space provision as a result of potential site allocations within the emerging Local Plan. Consequently, it sets out:

- ◀ Known changes in open space provision
- ◀ Recalculated provision standards to reflect such changes
- ◀ Scenario testing to ascertain the implications of the potential loss of open space as a result of future site allocations.
  - Including identification of potential shortfalls and deficiencies
- ◀ Future needs up to 2035 based on ONS population projections

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## 2. CHANGES IN PROVISION

It is necessary to update the current provision levels based on known changes in order to then consider the impact of the potential site allocations within the emerging Local Plan.

The previous open space study was completed 2015. Consequently, there have not been large scale changes in the provision of open space in the intervening years.

The following changes in open space provision have been identified through consultation with STC officers in planning and green spaces.

*Table 2.1: Known changes in open space provision*

Site name	KKP ref	Change
Salcombe Avenue	KKP 114	Part of site lost for housing
Ladys Walk	KKP 37	No longer exists
Oakleigh Gardens	n/a	New site

This results in the following levels of provision for each type of open space:

*Table 2.2: Changes to provision since 2015*

Open space type	2015 Total	2018/19 Total	Total difference	Difference
Parks and gardens	100.90	100.90	0	-
Natural and semi-natural	487.95	489.89	1.94	Due to incorrect boundary of Argyle Street from 2015
Amenity greenspace	178.34	177.33	-1.01	Removal of Lady's Walk and part of Salcombe Avenue
Provision for children and young people	5.46	5.46	0	-
Allotments	42.29	42.73	+0.44	Creation of Oakleigh Gardens

These changes have been reflected in the supporting databases and mapping. The following section sets out the changes in quantity provision levels and standards in order to help inform potential changes as a result of the emerging site allocations.

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### 3. PROVISION STANDARDS

The following tables set out the changes in quantity provision levels as a result of the known changes in open space provision set out in the preceding section. Calculations also utilise the most up to date current population figures in order to provide a full update.

The population figures used in the calculation of provision levels are set out in Table 3.1.

Table 3.1: Population figures by analysis area

Analysis area	Ward	Population <sup>1</sup>
Hebburn & Jarrow	Bede	41,347
	Hebburn North	
	Hebburn South	
	Monkton	
	Primrose	
Inner & Outer South Shields	Beacon and Bents	75,286
	Biddick and All Saints	
	Cleadon Park	
	Harton	
	Horsley Hill	
	Simonside and Rekendyke	
	West Park	
	Westoe	
	Whiteleas	
South	Boldon Colliery	32,541
	Cleadon and East Boldon	
	Fellgate and Hedworth	
	Whitburn and Marsden	
<b>SOUTH TYNESIDE</b>		<b>149,174</b>

On this basis, using the updated population figures and changes in provision the following open space provision levels are calculated. These are presented for each type of open space and by analysis area in the following tables.

Table 3.4: Parks and gardens levels (2018)

Analysis area	Parks and gardens		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Hebburn & Jarrow	7	49.20	1.19
Inner & Outer South Shields	7	39.92	0.53
South	5	11.78	0.36
<b>SOUTH TYNESIDE</b>	<b>19</b>	<b>100.90</b>	<b>0.68</b>

<sup>1</sup> ONS 2017 Mid-Year Estimates

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Table 3.5: Natural and semi-natural greenspace levels (2018)

Analysis area	Natural and semi-natural greenspace		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Hebburn & Jarrow	17	98.92	2.39
Inner & Outer South Shields	9	234.65	3.12
South	17	156.32	4.80
<b>SOUTH TYNESIDE</b>	<b>43</b>	<b>489.89</b>	<b>3.28</b>

Table 3.6: Amenity greenspace levels (2018)

Analysis area	Amenity greenspace		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Hebburn & Jarrow	30	85.73	2.07
Inner & Outer South Shields	23	40.98	0.54
South	26	50.62	1.55
<b>SOUTH TYNESIDE</b>	<b>79</b>	<b>177.33</b>	<b>1.19</b>

Table 3.7: Provision for children and young people levels (2018)

Analysis area	Provision for children and young people		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Hebburn & Jarrow	14	1.20	0.03
Inner & Outer South Shields	22	2.67	0.04
South	12	1.59	0.05
<b>SOUTH TYNESIDE</b>	<b>48</b>	<b>5.46</b>	<b>0.04</b>

Table 3.8: Allotment levels (2018)

Analysis area	Allotments		
	Number	Size (ha)	Current standard (ha per 1,000 population)
Hebburn & Jarrow	9	9.20	0.22
Inner & Outer South Shields	7	15.48	0.21
South	12	18.05	0.55
<b>SOUTH TYNESIDE</b>	<b>28</b>	<b>42.73</b>	<b>0.29</b>

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### 4. SCENARIO TESTING

Set out in this section is the scenario testing to ascertain the implications of the potential loss of open space as a result of site allocations within the emerging Local Plan.

South Tyneside's emerging Strategic Housing Land Availability Assessment (SHLAA) identifies those sites suitable for housing. The SHLAA will help to will inform the housing allocation as part of the new Local Plan.

Of these sites, a total of 18 are identified within the open space study. The sites are identified as being provision of either parks and gardens, natural and semi-natural greenspace, amenity greenspace and/or provision for children and young people. A summary of the sites is set out below:

*Table 4.1: Summary of open space sites allocated*

KKP ref	Site name	Open space type	Land allocated (hectares)
29	Beresford Avenue	Amenity greenspace	0.90
33	Holland Park Drive	Amenity greenspace	0.99
47	Argyle Street	Semi / Natural greenspaces	3.15
64	Hebburn Riverside Park (& KGV Playing Fields)	Semi / Natural greenspaces	1.13
98	Disco Field	Parks and Gardens	0.99
98.1	Disco Field Play Area	Children's play areas	Will be retained
114	Salcombe Avenue	Amenity greenspace	0.90
129	Hedworth Lane	Amenity greenspace	1.70
139	Avondale Gardens	Amenity greenspace	0.33
139.1	Avondale Gardens play area	Children's play areas	0.05
157	Egerton Road	Amenity greenspace	0.57
158	Falmouth Drive	Amenity greenspace	1.37
160	Glencourse	Amenity greenspace	1.25
165	Hartford Road	Semi / Natural greenspaces	1.08
167	Henderson Road	Amenity greenspace	0.34
180	Perth Green Youth Club	Amenity greenspace	0.56
195	Wark Crescent	Amenity greenspace	0.64
210	Farding Square	Amenity greenspace	0.84
250	Chuter Ede MUGA	Children's play areas	0.07

For the scenario testing, the sites have been removed from the provision levels to demonstrate the changes that could be experienced. These are presented by type of open space and shown next to the current levels of provision.



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### Quantity

#### Parks

Table 4.2: Scenario for parks and gardens

Analysis area	Number		Size (ha)		Current standard (ha per 1,000 population)	
	Now	Scenario	Now	Scenario	Now	Scenario
Hebburn & Jarrow	7	7	49.20	49.20	1.19	1.19
Inner & Outer South Shields	7	7	39.92	39.92	0.53	0.53
South	5	4	11.78	10.79	0.36	0.33
<b>SOUTH TYNESIDE</b>	<b>19</b>	<b>18</b>	<b>100.90</b>	<b>99.91</b>	<b>0.68</b>	<b>0.67</b>

The scenario would see reduction of one site. This is in the South analysis area and would see a reduction of 0.99 hectares of provision. This would create a current standard of 0.33 ha per 1,000 population in the analysis area (reduced from 0.36 ha per 1,000 population).

Overall, across South Tyneside the current standard would reduce from 0.68 ha per 1,000 population to 0.67 ha per 1,000 population.

#### Natural and semi-natural greenspace

Table 4.3: Scenario for natural and semi-natural greenspace

Analysis area	Number		Size (ha)		Current standard (ha per 1,000 population)	
	Now	Scenario	Now	Scenario	Now	Scenario
Hebburn & Jarrow	17	17	98.92	94.64	2.39	2.29
Inner & Outer South Shields	9	9	234.65	233.57	3.12	3.10
South	17	17	156.32	156.32	4.80	4.80
<b>SOUTH TYNESIDE</b>	<b>43</b>	<b>43</b>	<b>489.89</b>	<b>484.53</b>	<b>3.28</b>	<b>3.25</b>

The scenario would see the partial reduction of three sites. Two are in the Hebburn & Jarrow analysis area and would see a reduction of 4.28 hectares of provision. This would create a current standard of 2.29 ha per 1,000 population in the analysis area (reduced from 2.39 ha per 1,000 population).

The other site is in the Inner & Outer South Shields and would see a reduction of 1.08 hectares of provision. This would create a current standard of 3.10 ha per 1,000 population (reduced from 3.12 ha per 1,000 population).

Overall, across South Tyneside the current standard would reduce from 3.28 ha per 1,000 population to 3.25 ha per 1,000 population.

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### *Amenity greenspace*

Table 4.4: Scenario for amenity greenspace

Analysis area	Number		Size (ha)		Current standard (ha per 1,000 population)	
	Now	Scenario	Now	Scenario	Now	Scenario
Hebburn & Jarrow	30	27	85.73	81.66	2.07	1.97
Inner & Outer South Shields	23	22	40.98	40.41	0.54	0.54
South	26	23	50.62	44.87	1.55	1.38
<b>SOUTH TYNESIDE</b>	<b>79</b>	<b>72</b>	<b>177.33</b>	<b>166.94</b>	<b>1.19</b>	<b>1.12</b>

The scenario would see reduction of seven whole sites and a partial reduction of another six sites.

The Hebburn & Jarrow analysis area would see a reduction of 4.07 hectares of provision. This would create a current standard of 1.97 ha per 1,000 population in the analysis area (reduced from 2.07 ha per 1,000 population).

The Inner & Outer South Shields analysis area would see a reduction of 0.57 hectares of provision. This would see the current standard remain the same at 0.54 ha per 1,000 population.

The South analysis area would see a reduction of 5.75 hectares of provision. This would create a current standard of 1.38 ha per 1,000 population (reduced from 1.55 ha per 1,000 population).

Overall, across South Tyneside the current standard would reduce from 1.19 ha per 1,000 population to 1.12 ha per 1,000 population.

### *Children and young people*

Table 4.5: Scenario for provision for children and young people

Analysis area	Number		Size (ha)		Current standard (ha per 1,000 population)	
	Now	Scenario	Now	Scenario	Now	Scenario
Hebburn & Jarrow	14	14	1.20	1.20	0.03	0.03
Inner & Outer South Shields	22	21	2.67	2.60	0.04	0.03
South	12	11	1.59	1.54	0.05	0.05
<b>SOUTH TYNESIDE</b>	<b>48</b>	<b>46</b>	<b>5.46</b>	<b>5.34</b>	<b>0.04</b>	<b>0.04</b>

The scenario would see reduction of two whole sites.

The Inner & Outer South Shields analysis area would see a reduction of 0.07 hectares of provision. This would create a current standard of 0.03 ha per 1,000 population in the analysis area (reduced from 0.04 ha per 1,000 population).

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The South analysis area would see a reduction of 0.05 hectares of provision. This would remain with a current standard of 0.05 ha per 1,000 population.

Overall, across South Tyneside the current standard would remain the same at 0.04 ha per 1,000 population.

### Allotments

Table 4.6: Scenario for provision for allotments

Analysis area	Number		Size (ha)		Current standard (ha per 1,000 population)	
	Now	Scenario	Now	Scenario	Now	Scenario
Hebburn & Jarrow	9	9	9.20	9.20	0.22	0.22
Inner & Outer South Shields	7	7	15.48	15.48	0.21	0.21
South	12	12	18.05	18.05	0.55	0.55
<b>SOUTH TYNESIDE</b>	<b>28</b>	<b>28</b>	<b>42.73</b>	<b>42.73</b>	<b>0.29</b>	<b>0.29</b>

No sites classified as allotments are identified as part of the potential allocations. Consequently, no changes in site numbers or provision levels are observed.

### Quality and Value

It is also necessary to analyse the impact the loss of these sites could have in relation to quality and value of provision.

Table 4.7: Quality and value of all allocated sites

KKP ref	Site name	Open space type	Quality	Value
29	Beresford Avenue	Amenity greenspace		
33	Holland Park Drive	Amenity greenspace		
47	Argyle Street	Semi / Natural greenspaces		
64	Hebburn Riverside Park (& KGV Playing Fields)	Semi / Natural greenspaces		
98	Disco Field	Parks and Gardens		
114	Salcombe Avenue	Amenity greenspace		
129	Hedworth Lane	Amenity greenspace		
139	Avondale Gardens	Amenity greenspace		
139.1	Avondale Gardens play area	Children's play areas		
157	Egerton Road	Amenity greenspace		
158	Falmouth Drive	Amenity greenspace		
160	Glencourse	Amenity greenspace		
165	Hartford Road	Semi / Natural greenspaces		
167	Henderson Road	Amenity greenspace		
180	Perth Green Youth Club	Amenity greenspace		
195	Wark Crescent	Amenity greenspace		

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210	Farding Square	Amenity greenspace		
250	Chuter Ede MUGA	Children's play areas		

These are presented by each open space type with commentary on the potential impact to the loss of these sites.

### **Parks**

*Table 4.8: Quality/value scenario for parks*

KKP ref	Site name	Analysis area	Quality	Value
98	Disco Field	South		

The site is identified in the existing open space study as being below the quality threshold. It will see a potential loss of 46% of land. There would also be four remaining sites in the analysis area; of which two would be above the quality threshold (Corthwaite Park and Coulthard Park) and two would be below (Grange Park and Coronation Park).

### **Natural and semi-natural greenspace**

*Table 4.9: Quality/value scenario for natural and semi-natural greenspace*

KKP ref	Site name	Analysis area	Quality	Value
47	Argyle Street	Hebburn & Jarrow		
64	Hebburn Riverside Park (& KGV Playing Fields)	Hebburn & Jarrow		
165	Hartford Road	Inner & Outer South		

The Argyle Street site, which will see a 47% loss of land, is identified in the existing open space study as being below the quality threshold. The Hebburn Riverside Park (& KGV Playing Fields), which will see a 3% loss of land, is rated as being above the quality and value thresholds.

In the Inner & Outer South analysis area, the Hartford Road site (which will see a loss 16% loss of land) is rated as being below the quality threshold.

Most sites would still exist so no change in the overall quality is assumed.

### **Amenity greenspace**

*Table 4.10: Quality/value scenario for amenity greenspace*

KKP ref	Site name	Analysis area	Quality	Value
29	Beresford Avenue	Hebburn & Jarrow		
33	Holland Park Drive	South		
114	Salcombe Avenue	Hebburn & Jarrow		
129	Hedworth Lane	South		
139	Avondale Gardens	South		
157	Egerton Road	Inner & Outer South		

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KKP ref	Site name	Analysis area	Quality	Value
158	Falmouth Drive	Hebburn & Jarrow		
160	Glencourse	South		
167	Henderson Road	Hebburn & Jarrow		
180	Perth Green Youth Club	Hebburn & Jarrow		
195	Wark Crescent	South		
210	Farding Square	South		

The Egerton Road site in the Inner & Outer South analysis area is identified in the existing open space study as being below the value threshold. The proportion of sites rating above and below the value threshold in the Inner & Outer South analysis area would slightly improve (due to the removal of the low-value rated Egerton Road). A total of 52% of sites would rate above the value threshold compared to 50% currently.

Of the five allocated sites identified in the Hebburn & Jarrow analysis area, two sites are rated as being below the quality and value threshold (Salcombe Avenue and Falmouth Drive). The Perth Green Youth Club site is rated above the quality threshold but below the value threshold and the Henderson Road site is rated below the quality threshold but above the value threshold. The Bereford Avenue site is rated above the quality and value threshold.

The proportion of sites rating above and below the value threshold in the Hebburn & Jarrow analysis area would slightly improve (due to the removal of the low-value rated Falmouth Drive and Perth Green Youth Club). A total of 74% of sites would rate above the value threshold in the analysis area compared to 70% currently. A very small improvement to the proportion of sites to rate above the quality threshold would also be experienced (due to the removal of the low-quality rated Falmouth Drive and Henderson Road). A total of 67% of sites would rate above the quality threshold in the analysis area compared to 63% currently.

Of the six allocated sites identified in the South analysis area, two sites are rated as being below the quality and value threshold (Holland Park Drive and Glencourse), two sites are rated above the quality and value threshold (Avondale Gardens and Wark Crescent), one site is rated above the quality threshold but below the value threshold (Farding Square), and one site is rated below the quality threshold but above the value threshold (Hedworth Lane).

The proportion of sites rating above and below the value threshold in the South analysis area would slightly improve (due to the removal of the low-value rated Glencourse and Farding Square sites). A total of 50% of sites would rate above the value threshold in the analysis area compared to 48% currently. A small reduction in the proportion of sites to rate above the quality threshold would also be experienced (due to the removal of the high-quality rated Avondale Gardens and Farding Square). A total of 50% of sites would rate above the quality threshold in the analysis area compared to 52% currently.

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### *Children and young people*

Table 4.11: Quality/value scenario for children and young people

KKP ref	Site name	Analysis area	Quality	Value
139.1	Avondale Gardens play area	South		
250	Chuter Ede MUGA	Inner & Outer South		

The Avondale Gardens play area in the South analysis area is rated as being above the quality and value threshold.

The proportion of sites rating above and below the quality threshold in the South analysis area would reduce slightly (due to the removal of the high quality rated Avondale Gardens play area). A total of 45% of sites would rate above the quality threshold in the analysis area compared to 50% currently. A very small reduction to the proportion of sites to rate above the value threshold would be experienced (due to the removal of the high-value rated site). A total of 91% of sites would rate above the value threshold in the analysis area compared to 92% currently.

The Chuter Ede MUGA site in the Inner & Outer South analysis area is identified in the existing open space study as being above the quality and value thresholds. The proportion of sites rating above the quality threshold in the Inner & Outer South analysis area would slightly reduce (due to the removal of the high-value rated site). A total of 62% of sites would rate above the quality threshold compared to 64% currently. The proportion of sites to rate above the value threshold would remain the same.

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### Accessibility

Figure 1 (overleaf) maps the provision of open spaces with the catchments of those potential sites as part of the scenario removed.

The map demonstrates that in general most areas of South Tyneside would still be within access of an open space site (either parks, amenity greenspace or natural greenspace). It does also highlight that in some areas access would only be to forms of open space categorised as natural and semi-natural provision. No specific problems surrounding this are highlighted.

On this basis, key natural sites which could provide an important multi-functional role include:

- ◀ Frenchman's Lea (KKP 63)
- ◀ Temple Memorial Park (KKP 65)
- ◀ Whitburn Point (KKP 67)
- ◀ Marden Old Quarry (LNR KKP 106)
- ◀ Cleadon Hills LNR (KKP 122)
- ◀ Hartford Road (KKP 165)
- ◀ Colliery Wood (KKP 235)

The 2015 study also identified a number of sites helping to serve gaps in certain forms of open space provision. These multifunctional sites are still relevant and should continue to be enhanced where possible. The sites identified in 2015 as having an important multifunctional role include:

- ◀ Campbell Park (KKP 126)
- ◀ Carr-Ellison Park (KKP 96)
- ◀ Temple Memorial Park (KKP 65)
- ◀ Cleadon Recreation Ground (KKP 128)
- ◀ Robert Redhead Park (KKP 113)
- ◀ West Park (KKP 120)
- ◀ Frenchman's Lea (KKP 63)
- ◀ Wawn Street (KKP 196)

Figure 2 shows the sites and catchment mapping for play provision. The three sites identified as part of the scenario are not included. The mapping shows that the scenario of removing these sites does not create a gap in provision as the areas are still served by other forms of play provision nearby.

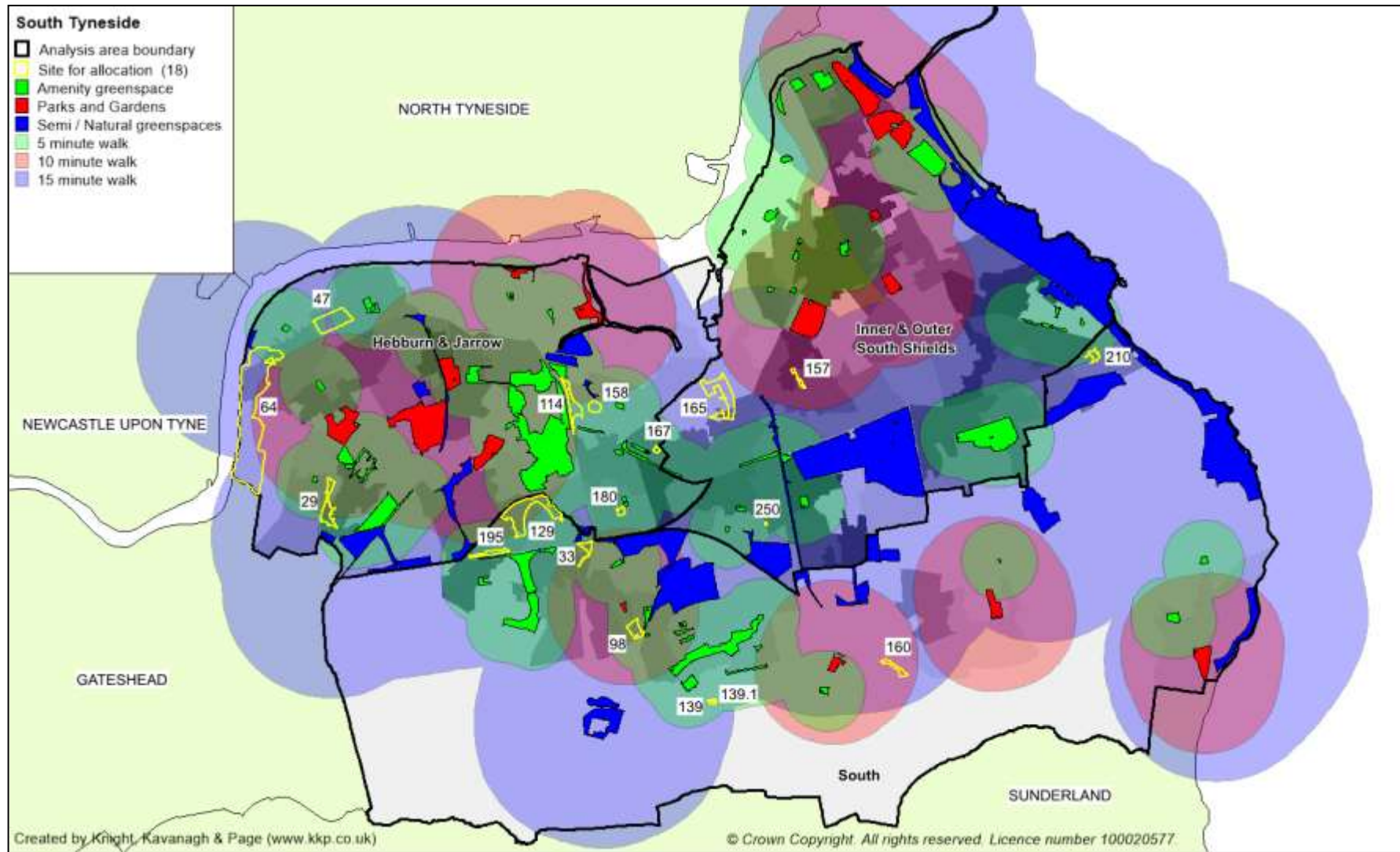
Scenario site	Served by
Disco Field Play Area	<ul style="list-style-type: none"> <li>◀ Watson Terrace Play Area (KKP 136.1)</li> <li>◀ North Road Skate Area (KKP 154.1)</li> <li>◀ New Road Park Play Area (KKP 248.1)</li> </ul>
Avondale Gardens play area	<ul style="list-style-type: none"> <li>◀ Watson Terrace Play Area (KKP 136.1)</li> <li>◀ Grampian Estate (KKP 212)</li> </ul>
Chuter Ede MUGA	<ul style="list-style-type: none"> <li>◀ King George V Playing Field Play Area (KKP 169.1)</li> <li>◀ Biddick Hall Play Area (KKP 249)</li> </ul>

Allotments are not mapped as no impact is identified as part of the scenario testing.



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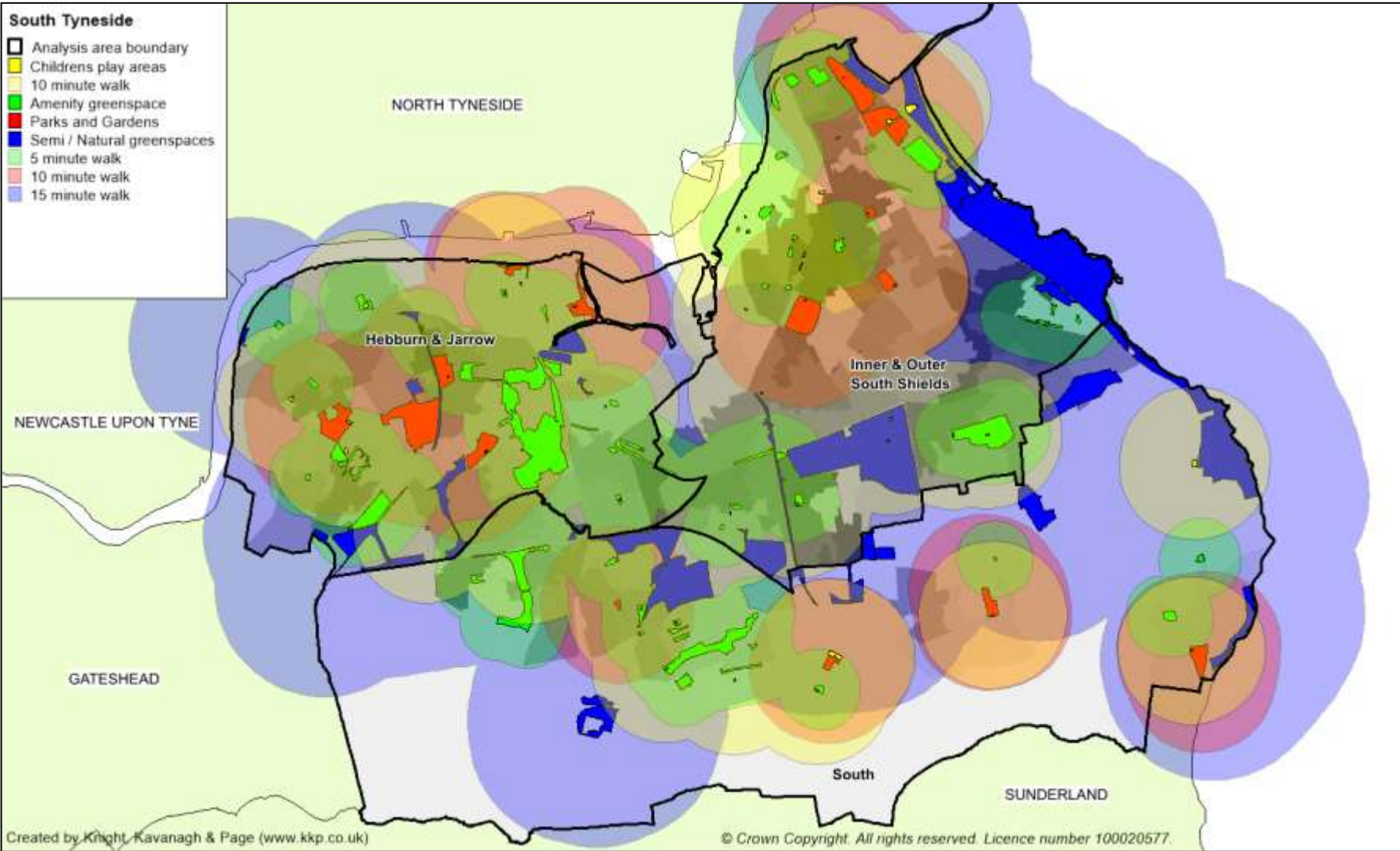
Figure 1: Scenario of walk time mapping





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Figure 2: Scenario of walk time mapping including play provision



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### 5. FUTURE NEED

As part of the update future provision levels have also been calculated. These utilise the updated current provision levels based on known changes and the latest population figures to forecast future need up to 2035.

ONS cites a population increase of 1.73% up to 2035 (an equivalent to 2,588 people). This has been applied to all analysis areas to provide an initial indication to future need.

A more accurate approach for determining future need of open space provision is to apply the quantity standards to strategic housing developments. Strategic growth sites are likely to be the main forms of development for new housing and new populations. It is recommended that when the Local Plan can identify key and/or strategic housing developments an exercise of applying the open space quantity standards is undertaken.

For example, if a development of 500 dwellings is being proposed, the open space quantity standards would calculate that 0.82 hectares of parks provision should be provided (i.e.  $500 \times 2.4^2 \times 0.68 / 1000$ ). The same process should be applied for each open space type.

The population figures used in the calculation of provision levels are set out in Table 5.1.

Table 5.1: Future population figures by analysis area

Analysis area	Population <sup>3</sup>	Future population (2035)
Hebburn & Jarrow	41,347	42,065
Inner & Outer South Shields	75,286	76,592
South	32,541	33,105
<b>SOUTH TYNESIDE</b>	<b>149,174</b>	<b>151,762</b>

On this basis, the following open space provision levels are calculated for population increases up to 2035. These are presented by type of open space and by sub-area. The table also includes the requirement using the standards from the scenario. For allotments and play provision the current and scenario standard are the same.

Table 5.2: Future open space requirements up to 2035

Analysis area	Open space requirement (hectares)							
	Parks		NSN		AGS		Allotment	Play
	Current 0.68	Scenario 0.67	Current 3.28	Scenario 3.25	Current 1.19	Scenario 1.12	Current/ Scenario 0.29	Current/ Scenario 0.04
Hebburn & Jarrow	0.49	0.48	2.35	2.33	0.85	0.80	0.21	0.03
Inner & Outer South Shields	0.89	0.87	4.28	4.24	1.55	1.46	0.38	0.05
South	0.38	0.38	1.85	1.83	0.67	0.63	0.16	0.02
<b>SOUTH TYNESIDE</b>	<b>1.76</b>	<b>1.73</b>	<b>8.49</b>	<b>8.41</b>	<b>3.08</b>	<b>2.90</b>	<b>0.75</b>	<b>0.10</b>

<sup>2</sup> Occupancy rate of 2.4 people per dwelling (Source: ONS Families & Households Release 2017)

<sup>3</sup> ONS 2017 Mid-Year Estimates

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Table 5.2 shows that greater amounts of provision are required in the future if the current provision levels are used. In comparison the scenario standards are slightly lower and therefore result in less provision being required.

The current provision levels should be used in determining any changes and/or future requirements for open space provision. Both Part 6 and 7 utilise the current provision levels as part of the potential scenarios.

# OPEN SPACE UPDATE ADDENDUM

## SOUTH TYNESIDE

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### 6. TEMPLE PARK

In addition to the sites identified for potential allocation, there is also plans for potential changes at Temple Park. This is looking at the potential for part of the site to accommodate facilities linked to sports provision.

The plans would see part of the existing open space being used for sporting purposes. Consequently, areas of the site will be fenced and only able to be used for sporting activity.

The following paragraphs are an examination to the impact these potential changes could have on the site in terms of open space.

#### Site overview

Temple Park is including in the 2015 Open Space Study. In summary it is:

- ◀ Categorized as having a primary typology of natural and semi-natural greenspace.
- ◀ 76 hectares in size<sup>4</sup>
- ◀ Rates above the quality and value thresholds.
- ◀ Recognised as providing an important multi-functional role including offering opportunities associated with parks, amenity and natural/semi-natural greenspace
- ◀ Identified as helping to serve a gap in parks provision to the Inner & Outer South analysis area.

The site can be viewed as having three main areas of use;

- ◀ land to the west is mostly uneven and undulating. Popular for walking/dog walking
- ◀ land to the north east consists of the existing leisure centre, car parking and AGP
- ◀ land to the south east is flat and consists of football pitches

#### Proposal

There are, at the time of writing, two proposals being discussed.

#### *Option A*

Is the proposal from South Shields and Westoe Club. This would see the use of the south east section of the site which is currently playing pitches predominantly.

The Temple Park sites size (outside of the land being proposed for use by the club) would 65.18 hectares.

#### *Option B*

An alternative proposal which would see more of the eastern edge of the park being used for the proposed sporting purposes.

The Temple Park sites size (outside of the land being proposed for use for sports) would be 63.88 hectares.

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<sup>4</sup> Does not discount the 1.69 ha consisting of the existing leisure buildings and AGP

# OPEN SPACE UPDATE ADDENDUM

## SOUTH TYNESIDE

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### Impacts

It is necessary to consider the impacts of both options in relation to quantity, quality and accessibility.

#### Quantity

The table below demonstrates the changes in provision levels and provision per 1,000 population based on the two options.

The two options are similar in terms of the amount land that would be used for sports. However, both options would see a reduction in the land available for general public use.

Table 6.1: Quantity impacts by option

	Current	Option A	Option B
Temple Park site size	76.02	65.18	63.88
NSN provision: <i>Inner &amp; Outer South Shields analysis area</i>	234.65	223.81	222.51
Provision per 1,000 population	3.12	2.97	2.96
NSN provision: <i>South Tyneside</i>	489.89	479.05	477.75
Provision per 1,000 population	3.28	3.21	3.20

The Inner & Outer South Shields analysis area is currently below the quantity standard of 3.28 hectares per 1,000 population. This would remain the situation based on either option.

#### Quality

The site is currently identified as being above the quality and value thresholds in its role as natural and semi-natural greenspace. However, the 2015 Open Space Study also recognises its multi-functional role in helping to serve gaps in other forms of open space such as parks provision. Its large size also enables to act as amenity greenspace.

For either option, the sites overall quality and value is likely to remain as being above the thresholds. As the sites current attributes will remain in place and its functions will still be able to be achieved.

However, the two options may have some variation in the impacts they could have on the way individuals may be able to use the site.

For instance, Option A will predominantly use the flat area of land observed as existing football pitches. The potential fencing of this area would see an impact to the sites ability for people to use informally for football and other recreational activities.

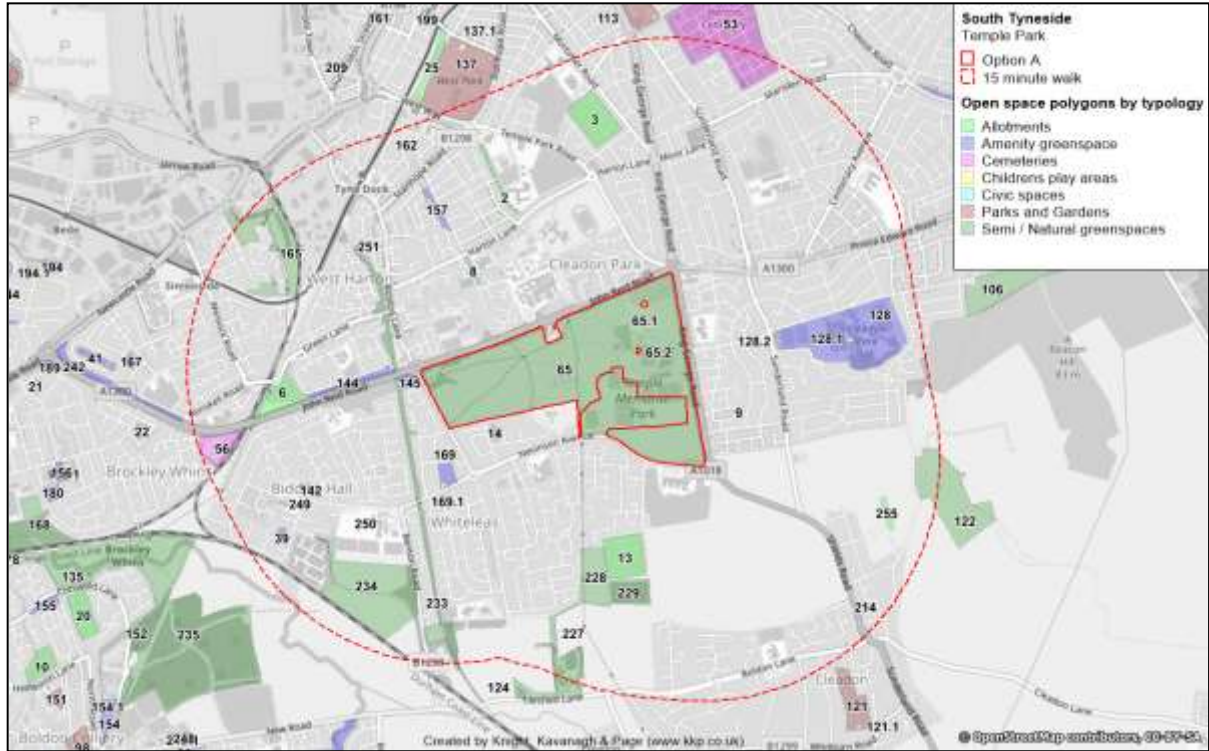
Option B will predominantly use the area land to the east of the existing leisure buildings. It will retain a large proportion of the current football pitches in the land to the south; enabling informal use of the pitches to continue.



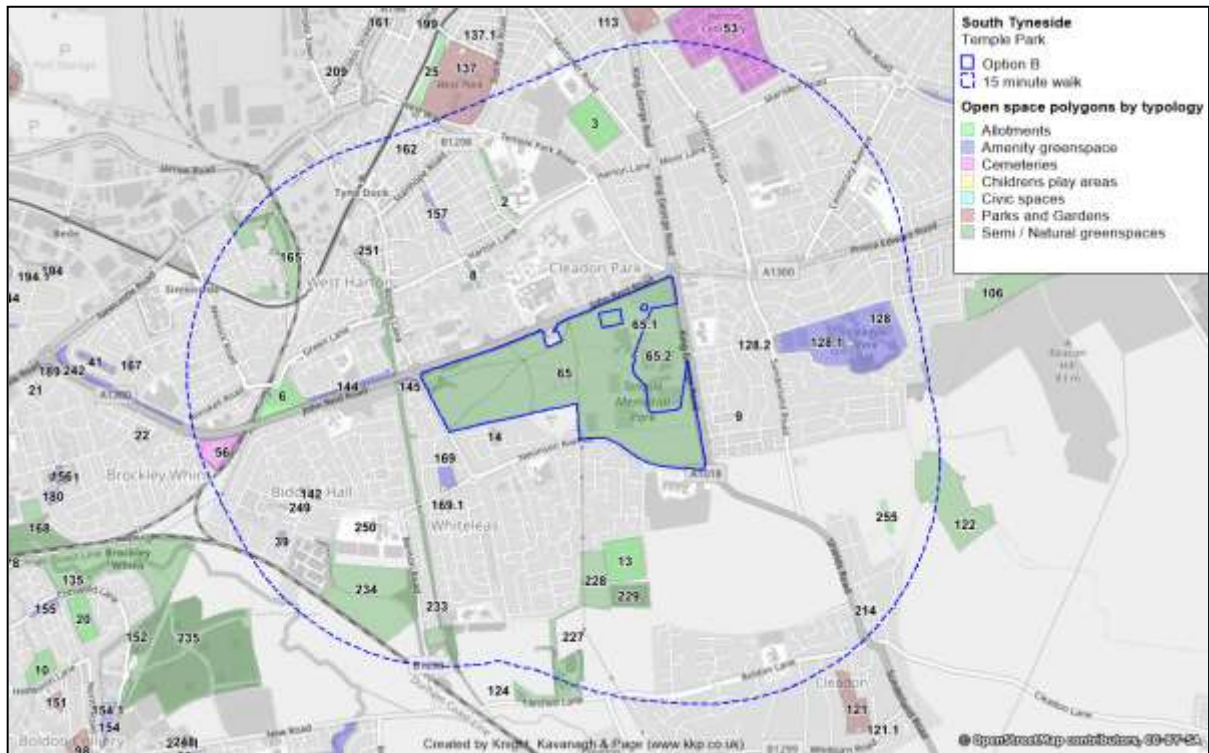
# OPEN SPACE UPDATE ADDENDUM SOUTH TYNESIDE

## Accessibility

### Option A



### Option B



## OPEN SPACE UPDATE ADDENDUM SOUTH TYNESIDE

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Neither Option A or Option B will have an adverse impact to the current accessibility catchment mapping. This is due to both options retaining a significant amount of existing provision.

For Option A, the positioning of the proposed land use could have a secondary impact of isolating the area of land being retained as open space to the south. The fenced sports land could in effect split the remaining site into two separate areas. This could further impact on people's usage of the site for informal activities.

For Option B there will be an impact to how people can access the site. There is an existing entrance to the site (opposite Redwood Avenue) which would be lost as part of the proposal. This could impact on how individuals access the site from King George Road. Exploring the ability to re-provide this significant entrance to the eastern side of the site is recommended.

### Conclusion

On this basis, Option B is considered to provide the least amount of impact to the site. Whilst it would see a slightly greater quantity of land being used for the proposal, it would provide a better quality and usage for the remaining open space of the site. However, ensuring an appropriate measure for the loss of the entry point in and out of the park from King George Road is still needed to be considered.

The potential loss of any proposed land would also result in a reduction in the amount of natural and semi-natural greenspace within the Inner & Outer South analysis area as well across the Borough as a whole. In addition, the site is recognised (Part 4) as providing an important multi-functional role including offering opportunities associated with parks, amenity and natural/semi-natural greenspace. This combined with the Inner & Outer South analysis area being below the South Tyneside quantity standard of 3.28 hectares per 1,000 population, means the potential natural and semi-natural greenspace land to be lost may need to be replaced.

However, in line with the NPPF (paragraph 97), this is unless the benefits of the proposed use as alternative new/enhanced sporting use outweighs the loss of the current use.

Paragraph 97 of the NPPF states *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- a) *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) *the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use*

# OPEN SPACE UPDATE ADDENDUM

## SOUTH TYNESIDE

### 7. SCENARIO PRIORITIES AND RECOMMENDATIONS

The tables provide a summary to the findings of the scenario testing. It brings together the analysis for each site in terms of quantity, quality and accessibility. This is in order to identify whether a site is considered surplus and what mitigation options should be sought.

#### Parks

South Analysis Area	
Quantity	<ul style="list-style-type: none"> <li>◀ Partial reduction of one park site (Disco Field) in analysis area</li> <li>◀ Standard reduces from 0.36 to 0.33 ha per 1,000 population; remaining below South Tyneside standard of 0.68 ha per 1,000 population</li> </ul>
Quality/value	<ul style="list-style-type: none"> <li>◀ Currently below quality threshold</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>◀ Over half of site will still exist</li> <li>◀ Within catchment of an existing park site KKP 151 Coronation Park (below quality threshold)</li> <li>◀ Within proximity to other open space provision such as KKP 235 Colliery Wood (below quality threshold) and amenity provision like KKP 154 KKP 248 North Road (above thresholds) and New Road Park (above thresholds)</li> </ul>
Summary	<ul style="list-style-type: none"> <li>◀ Parks provision in the analysis area would remain below the quantity standard for South Tyneside</li> <li>◀ Given the site is below the quality threshold and its removal would not create a gap in access, it is likely to be surplus. However, ensuring the quality and accessibility to the remaining part of the site is recommended.</li> </ul>

#### Natural and semi-natural greenspace

Hebburn & Jarrow Analysis Area	
Quantity	<ul style="list-style-type: none"> <li>◀ Partial reduction of two sites: Argyle Street and Hebburn Riverside Park</li> <li>◀ Standard reduces from 2.39 to 2.29 ha per 1,000 population; remaining below South Tyneside standard of 3.28 ha per 1,000 population</li> </ul>
Quality/value	<ul style="list-style-type: none"> <li>◀ Argyle Street is currently below quality threshold</li> <li>◀ Hebburn Riverside Park is above thresholds</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>◀ Majority of Hebburn Riverside Park site will still exist</li> <li>◀ Over half of Argyle Street site will still exist. Site is also within catchment of Hebburn Riverside Park (above thresholds)</li> <li>◀ Within proximity to other open space provision such as KKP 96 Carr-Ellison Park (below quality threshold) as well as amenity provision like KKP 184 School Street (above thresholds), KKP 186 St Andrew's Street (above thresholds) and KKP 159 Fountain Square (above thresholds)</li> </ul>
Summary	<ul style="list-style-type: none"> <li>◀ Natural provision in the analysis area would remain below the quantity standard for South Tyneside</li> <li>◀ <i>Argyle Street</i> - given the site is below the quality threshold and its removal would not create a gap in access, it is likely to be surplus. However, ensuring the quality and accessibility to remaining part of the site is recommended.</li> <li>◀ <i>Hebburn Riverside Park</i> - site is above thresholds. Area in question (to north east corner of site) appears likely to be less well used/of a poorer quality in comparison to other parts of the site. Area of land considered surplus on basis that the quality and accessibility to remaining part of the site and other sites within proximity is ensured.</li> </ul>



## OPEN SPACE UPDATE ADDENDUM SOUTH TYNESIDE

Inner & Outer South Shields Analysis Area	
<b>Quantity</b>	<ul style="list-style-type: none"> <li>◀ Partial reduction of Hartford Road</li> <li>◀ Standard reduces from 3.12 to 3.10 ha per 1,000 population; remaining below South Tyneside standard of 3.28 ha per 1,000 population</li> </ul>
<b>Quality/value</b>	<ul style="list-style-type: none"> <li>◀ Currently below quality threshold</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>◀ Majority of site will still exist</li> <li>◀ Site is highlighted through mapping as providing an opportunity for access to open space provision. However, actual access to the site is noted as limited. Furthermore, the majority of the site will still exist.</li> </ul>
<b>Summary</b>	<ul style="list-style-type: none"> <li>◀ Natural provision in the analysis area would remain below the quantity standard for South Tyneside</li> <li>◀ Given the site is below the quality threshold and its removal would not create a gap in access, it is likely to be surplus. However, ensuring the quality and accessibility to remaining part of the site is recommended.</li> </ul>

### Amenity greenspace

Hebburn & Jarrow Analysis Area	
<b>Quantity</b>	<ul style="list-style-type: none"> <li>◀ Reduction of three whole sites (Falmouth Drive, Henderson Road and Perth Green Youth Club) and partial reduction of another two sites (Beresford Avenue and Salcombe Avenue)</li> <li>◀ Standard reduces from 2.07 to 1.97 ha per 1,000 population; analysis area would remain above South Tyneside standard of 1.19 ha per 1,000 population</li> </ul>
<b>Quality/value</b>	<ul style="list-style-type: none"> <li>◀ Falmouth Drive is below quality and value thresholds</li> <li>◀ Salcombe Avenue is below quality and value thresholds</li> <li>◀ Henderson Road is below quality threshold.</li> <li>◀ Perth Green Youth Club is below value threshold</li> <li>◀ Beresford Avenue Park is above quality and value thresholds</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>◀ Majority of Beresford Avenue and Salcombe Avenue will still exist</li> <li>◀ Beresford Avenue also within catchment of KKP 108 Monkton Lane (above thresholds)</li> <li>◀ Salcombe Avenue also within catchments of KKP 254 King George V Playing Field (above threshold) and KKP 110 Newlyn Drive (below quality threshold)</li> <li>◀ Falmouth Drive is within KKP 114 Salcombe Avenue and KKP 194 Tyne Point Industrial Estate (below quality threshold)</li> <li>◀ Henderson Road within catchment of KKP Peel Gardens (below value threshold) and KKP 242 John Reid Road (above thresholds)</li> <li>◀ Perth Green Youth Club within proximity to natural provision such as KKP 168 Inverness Road (below quality threshold)</li> </ul>
<b>Summary</b>	<ul style="list-style-type: none"> <li>◀ Amenity provision in the analysis area would remain above the quantity standard for South Tyneside</li> <li>◀ <i>Falmouth Drive</i> – given the site is below the quality and value thresholds and its removal would not create a gap in access, it is likely to be surplus. However, ensuring the quality of nearby sites is recommended</li> <li>◀ <i>Henderson Road</i> – below quality threshold and its removal would not create gap in access, site consider surplus.</li> </ul>

## OPEN SPACE UPDATE ADDENDUM SOUTH TYNESIDE

Hebburn & Jarrow Analysis Area	
	<ul style="list-style-type: none"> <li>◀ <i>Salcombe Avenue</i> – below quality and value thresholds. Part of site will still remain. Area is also served by other forms of provision such as King George V Playing Field. Site is therefore considered surplus.</li> <li>◀ <i>Perth Green Youth Club</i> – given it is below value threshold and within proximity to other forms of provision (Inverness Road), it is likely to be surplus. However, ensuring quality and access to Inverness Road is recommended.</li> <li>◀ <i>Beresford Avenue</i> – is above quality and value thresholds. Part of site will also remain. Area is served by provision such as Monkton Lane. Therefore, likely to be surplus. Ensuring quality of remaining site is recommended.</li> </ul>

Inner & Outer South Shields Analysis Area	
<b>Quantity</b>	<ul style="list-style-type: none"> <li>◀ Reduction of one whole site (Egerton Road)</li> <li>◀ Standard remains same at 0.54 ha per 1,000 population; analysis area would remain below South Tyneside standard of 1.19 ha per 1,000 population</li> </ul>
<b>Quality/value</b>	◀ Egerton Road is below value threshold
<b>Accessibility</b>	◀ Egerton Road within catchment of KKP 137 West Park (above thresholds)
<b>Summary</b>	<ul style="list-style-type: none"> <li>◀ Amenity provision in the analysis area would remain at the same level; analysis area would still be below quantity standard for South Tyneside</li> <li>◀ <i>Egerton Road</i> – below value threshold and within catchment of West Park. Existing standard in analysis area would remain the same. Site is therefore considered surplus.</li> </ul>

South Analysis Area	
<b>Quantity</b>	<ul style="list-style-type: none"> <li>◀ Reduction of three whole sites (Avondale Gardens, Glencourse and Farding Square) and partial reduction of another three sites (Holland Park Drive, Hedworth Lane and Wark Crescent)</li> <li>◀ Standard reduces from 1.55 to 1.38 ha per 1,000 population; analysis area would remain above South Tyneside standard of 1.19 ha per 1,000 population</li> </ul>
<b>Quality/value</b>	<ul style="list-style-type: none"> <li>◀ Glencourse Drive is below quality and value thresholds</li> <li>◀ Holland Park Drive is below quality and value thresholds</li> <li>◀ Farding Square is below value threshold</li> <li>◀ Hedworth Lane is below quality threshold</li> <li>◀ Avondale Gardens is above quality and value thresholds</li> <li>◀ Wark Crescent is above quality and value thresholds</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>◀ Glencourse is within catchment of KKP 103 Grange Park (below quality threshold)</li> <li>◀ Holland Park Drive is within catchment of KKP 100 Durham Drive (above quality and value thresholds). Part of site will also remain.</li> <li>◀ Farding Square is within catchment of KKP 201 Westmorland Road, KKP 63 Frenchman's Lea and KKP 106 Marsden Old Quarry.</li> <li>◀ Majority of Hedworth Lane will still exist.</li> <li>◀ Avondale Gardens is within catchment of KKP 236 The Leap (below value threshold) and KKP 136 Watson Terrace (above quality &amp; value thresholds)</li> <li>◀ Wark Crescent is within catchment of KKP 100 Durham Drive (above quality and value thresholds). Part of site will also remain.</li> </ul>

## OPEN SPACE UPDATE ADDENDUM SOUTH TYNESIDE

South Analysis Area	
<b>Summary</b>	<ul style="list-style-type: none"> <li>◀ Amenity provision in the analysis area would remain above the quantity standard for South Tyneside</li> <li>◀ <i>Glencourse</i> – given the site is below the quality and value thresholds and its removal would not create a gap in access, it is likely to be surplus. However, ensuring the quality of nearby sites is recommended</li> <li>◀ <i>Holland Park Drive</i> – below quality and value thresholds. Part of site will still remain. Area is also served by other forms of provision such as Durham Drive. Site is therefore considered surplus.</li> <li>◀ <i>Farding Square</i> – is below value threshold and within proximity to other forms of provision such as Frenchman’s Lea, Westmorland Road and Marsden Old Quarry. It is therefore likely to be surplus. However, ensuring quality and access to nearby sites is recommended.</li> <li>◀ <i>Hedworth Lane</i> – is below quality threshold. Majority of site will remain. Likely to be surplus. However, ensuring quality of remaining site is recommended.</li> <li>◀ <i>Avondale Gardens</i> – is above quality and value thresholds. Area is served by provision such as The Leap and Watson Terrace. Could be considered surplus. However, ensuring quality of nearby sites is recommended.</li> <li>◀ <i>Wark Crescent</i> – above quality and value thresholds. Part of site will still remain. Area is also served by other forms of provision such as Durham Drive. Site is therefore considered surplus.</li> </ul>

Inner & Outer South Shields Analysis Area	
<b>Quantity</b>	<ul style="list-style-type: none"> <li>◀ Reduction of one whole site (Egerton Road)</li> <li>◀ Standard remains same at 0.54 ha per 1,000 population; analysis area would remain below South Tyneside standard of 1.19 ha per 1,000 population</li> </ul>
<b>Quality/value</b>	◀ Egerton Road is below value threshold
<b>Accessibility</b>	◀ Egerton Road within catchment of KKP 137 West Park (above thresholds)
<b>Summary</b>	<ul style="list-style-type: none"> <li>◀ Amenity provision in the analysis area would remain at the same level; analysis area would still be below quantity standard for South Tyneside</li> <li>◀ <i>Egerton Road</i> – below value threshold and within catchment of West Park. Existing standard in analysis area would remain the same. Site is therefore considered surplus.</li> </ul>

# OPEN SPACE UPDATE ADDENDUM

## SOUTH TYNESIDE

### Children and young people

South Analysis Area	
Quantity	<ul style="list-style-type: none"> <li>◀ Reduction of one whole site (Avondale Gardens Play Area)</li> <li>◀ Standard remains same at 0.05 ha per 1,000 population; analysis area would remain above South Tyneside standard of 0.04 ha per 1,000 population</li> </ul>
Quality/value	<ul style="list-style-type: none"> <li>◀ Avondale Gardens Play Area is above quality and value thresholds</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>◀ Avondale Gardens Play Area within catchment of KKP 136.1 Watson Terrace Play Area (below quality threshold)</li> </ul>
Summary	<ul style="list-style-type: none"> <li>◀ Play provision in the analysis area would remain at the same level; analysis area would still be above quantity standard for South Tyneside</li> <li>◀ <i>Avondale Gardens Play Area</i> – above quality and value thresholds and within catchment of Watson Terrace Play Area. Existing standard in analysis area would remain the same. Site is therefore considered surplus. However, enhancement to nearby sites (i.e. Watson Terrace) is recommended. Option could be to relocate some existing equipment to the Watson Terrace site.</li> </ul>

Inner & Outer South Shields Analysis Area	
Quantity	<ul style="list-style-type: none"> <li>◀ Reduction of one whole site (Chuter End MUGA)</li> <li>◀ Standard reduces to 0.03 ha per 1,000 population; analysis area would reduce below South Tyneside standard of 0.04 ha per 1,000 population</li> </ul>
Quality/value	<ul style="list-style-type: none"> <li>◀ Chuter End MUGA is above quality and value thresholds</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>◀ Chuter End MUGA within catchment of KKP 169.1 King George V Play Area (above thresholds) and KKP 249 Biddick Hall Play Area (above thresholds)</li> </ul>
Summary	<ul style="list-style-type: none"> <li>◀ Play provision in the analysis area would reduce; analysis area would fall below quantity standard for South Tyneside</li> <li>◀ <i>Chuter End MUGA</i> – above quality and value thresholds. Within catchment of two other play sites. Existing analysis area standard would reduce. Site is not considered surplus. Option could be to relocate to nearby King George V</li> </ul>

