



**SOUTH TYNESIDE OPEN SPACE STUDY**

**STANDARDS PAPER**

**SEPTEMBER 2015**

Integrity, Innovation, Inspiration

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## INTRODUCTION

This is the Open Space Standards Paper prepared by Knight, Kavanagh & Page (KKP) for South Tyneside (ST). It follows on from the preceding Open Space Assessment Report. Together the two documents provide an evidence base to help inform the future provision for open spaces in South Tyneside.

The evidence presented in this report should be used to inform local plan documents and supplementary planning documents. It helps set an approach to securing open space facilities through new housing development and forms the basis for negotiation with developers for contributions towards the provision of appropriate open space facilities and their long term maintenance.

This study replaces a previous set of reports, referred to as the Open Space Strategy 2009, which established recommendations of open space provision in relation to quantity, quality and accessibility.

The study sits alongside the Playing Pitch Strategy (PPS) also undertaken by KKP (provided in a separate report). The open space typology of formal outdoor sports is covered in greater detail within the associated Playing Pitch Strategy. The PPS is undertaken in accordance with a different methodology provided in Sport England's Draft Guidance 'Developing a Playing Pitch Strategy' for assessing demand and supply for outdoor sports facilities (2013).

### Assessment Report summary

The following section provides a summary from the Assessment Report on a typology by typology basis.

#### ***Parks and gardens***

- ◀ 19 Council managed sites are classified as parks and gardens totalling 100 hectares.
- ◀ Catchment gaps are noted to the southern boundary of the Inner & Outer South Shields Analysis Area. This is thought to be sufficiently well serviced by other forms of open space such as amenity greenspace which provide similar recreational functions to parks.
- ◀ Parks score both above and below the threshold for quality. The lowest scoring site is Grange Park. No specific issues are highlighted.
- ◀ High scoring sites for quality, such as South Marine Park and West Park, do so due to the wide range of provision they contain and the reportedly excellent standards of maintenance.
- ◀ There is currently one park site in South Tyneside with Green Flag Award status; South Marine Park in the Inner & Outer South Shields Analysis Area.
- ◀ All parks are assessed as being of high value, with the important social inclusion and health benefits, ecological value and sense of place sites offer being acknowledged.

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

- ◀ South Tyneside has 43 natural and semi-natural greenspace sites covering 372 hectares.
- ◀ The 15 minute walk time accessibility standard covers most densely populated areas apart from the gap in the Inner & Outer South Shields Analysis Area. New natural sites are not thought to be required but there may be a need to ensure that other open spaces contain such associated features. The 30 minute drive time shows no shortfalls.
- ◀ Three of the sites are identified as beaches; Little Haven, Marsden and Sandhaven. The latter has Blue Flag Award status.
- ◀ There are seven designated LNRs equating to 11% of natural and semi-natural provision.
- ◀ Natural greenspace sites are of mixed quality: 49% score above the threshold.
- ◀ Sites score below the threshold due to factors such as lack of features and paths as well as general appearance. Other issues include, for example, litter and fire damage.
- ◀ Most sites (86%) are rated as above the threshold for value. Although six score below the threshold; these also score low for quality; their primary use appears to be habitat provision.
- ◀ Higher scoring sites for value, such as Little Haven Beach and Cleadon Hills, provide a range of opportunities and uses for visitors.

## ***Amenity greenspace***

- ◀ There are 80 amenity greenspace sites in South Tyneside; 178 hectares of amenity space.
- ◀ There is more in the Inner & Outer Analysis Area (86 hectares). Hebburn & Jarrow has the highest amount per 1,000 populations (2.10) compared to 0.56 and 1.49 respectively for the Inner & Outer South Shields and South areas.
- ◀ A 5 minute walk accessibility standard has been set and reveals gaps in the Inner & Outer South Shields Analysis Area. These are, however, served by other open space typologies.
- ◀ Overall amenity greenspaces quality is positive. Most sites (63%) rate above the threshold and only a handful face any specific issues; some due to size, nature or ancillary features.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence most sites rate above the threshold for value..
- ◀ 19 sites rate low for quality and value. Where they cannot be improved, some may be better suited to be/become different forms of open space or could feasibly be surplus.

## ***Provision for children and young people***

- ◀ There are 48 play provision sites in South Tyneside; a total of over five hectares.
- ◀ More sites are LEAPs (18), the majority of which score high for quality and value.
- ◀ The South Analysis Areas has the highest amount of provision per 1,000 population. However, the Inner & Outer South Shields Analysis Area has more play sites (22).
- ◀ The 10 minute walk time accessibility standard covers the majority of the area. However, there is a slight gap to the eastern edge of the Inner & Outer South Shields Analysis Area.
- ◀ 58% of play sites are above the threshold for quality. Generally quality is good. There are a couple of sites which lack in range and/or quality of equipment.
- ◀ Nearly all play provision is rated above the threshold for value. Three sites score below.

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## **Allotments**

- ◀ There are 27 allotments sites in South Tyneside: equating to more than 42 hectares.
- ◀ Most are owned/managed by the Council: four are privately owned; one is self managed.
- ◀ Current provision is above the NSALG recommended amount. The Hebburn & Jarrow and Inner & Outer South Shields Analysis Areas fall short of this standard.
- ◀ There are waiting lists for allotments across South Tyneside suggesting that demand for allotments is not currently being met by supply.
- ◀ Despite a number falling below the quality threshold, the majority of allotments is sufficient quality. Some incidences of flooding and vandalism are noted plus not all plots are in use.
- ◀ Nearly all allotments are assessed as high value reflecting the associated social inclusion and health benefits, their amenity value and the sense of place offered by provision.
- ◀ Waiting list numbers suggest continuing measures to provide additional plots in the future.

## **Cemeteries**

- ◀ South Tyneside has eight cemeteries and churchyards: just over 50 hectares of provision.
- ◀ There is a fairly even distribution of provision across South Tyneside.
- ◀ The need for additional burial provision is driven by the demand for burials and capacity.
- ◀ The majority of cemeteries and churchyards rate as high for quality. However, two score below the threshold. These are viewed as having fewer features such as seating, car parking and a lower quality of pathways compared to other sites.
- ◀ All cemeteries are assessed as high value in South Tyneside, reflecting that generally provision has a cultural/heritage role and provide a sense of place to the local community.

## **Civic space**

- ◀ There are two sites classified as civic spaces in South Tyneside, South Shields Market Place and Sandhaven Amphitheatre, equating to just more than one hectares of provision.
- ◀ Other forms of provision in the area (e.g. parks and gardens) provide localised opportunities associated with the function of civic space.
- ◀ The quality and value of the sites is deemed to be good overall with a generally acceptable maintenance and appearance. They have a unique cultural/heritage value whilst providing a sense of place to the local community.

## **Outdoor sports**

- ◀ There are 87 football pitches available for community use. 55 are assessed as standard quality with 17 viewed as good and 15 as poor.
- ◀ Overplay and spare capacity exists at sites across South Tyneside. An undersupply of youth pitches can be prevented through reconfiguration of surplus adult pitches.
- ◀ All cricket pitches are considered standard quality. Three pitches are currently overplayed; greater use of artificial wickets may help to alleviate overplay.
- ◀ Overall there are two good quality senior rugby pitches, five standard and three poor.
- ◀ Proposed lease of Temple Park to Westoe RFC will alleviate overplay and future demand.
- ◀ Boldon School provides the only full size AGP suitable for hockey. It is used by South Shields Hockey Club; supply is deemed sufficient to meet demand and growth.
- ◀ Limited spare capacity exists on the current stock of 3G pitches, meaning an increase in 3G provision is required.
- ◀ Current levels identified for tennis and bowls provision can accommodate current demand.

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## **Policy review**

The findings within this report are important to the contribution of the Council's Local Plan. They are an integral part of identifying and regulating the open space infrastructure. Through recognising open space provision in plan form, it can be assessed in terms of quantity, quality and accessibility, whilst strengthening its presence in planning policy for the future and maximising opportunities for investment.

Current policies for open space and recreation are set out in the LDF. Core Strategy (2007) policy SC6 'Providing for recreational open space, sport and leisure' promotes the provision of high quality recreational open space, playing fields and other sports and play facilities. SPD3 (2013) expands on policy SC6, providing an overview of green infrastructure and open space in South Tyneside. SPD3 incorporated and updated the findings of the previous South Tyneside PPOs (2009), Open Space Strategy (2009), 'Addendum to the final PPS and Open Space strategy Consultant Studies' (2009).



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## QUALITY STANDARDS

The quality standard is in the form of a quality and value matrix. In order to determine whether sites are high or low quality (as recommended by best practice guidance), the results of the site assessments have been colour-coded against a baseline threshold (high being green and low being red).

The primary aim of applying a threshold is to identify sites where investment and/or improvements may be required. It can also be used to set an aspirational quality standard to be achieved (if desired) in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

The base line threshold for assessing quality can be set around 66%, based on the pass rate for Green Flag criteria (site visit criteria also being based on Green Flag). This is the only national benchmark available for parks and open spaces. No other practice guidance examples are adopted for the setting of quality and value thresholds in the UK.

Site visit criteria used for Green Flag are not always appropriate for every open space typology and are designed to represent a particularly high standard of site. Therefore the baseline threshold (and subsequent applied standard) for certain typologies is lowered to better reflect local circumstances, whilst still providing a distinction between sites of a higher or lower quality.

*Table 1: Quality and value thresholds*

<b>Typology</b>	<b>Quality threshold</b>	<b>Value threshold</b>
Parks and gardens	50%	20%
Natural and semi-natural greenspace	30%	20%
Amenity greenspace	40%	20%
Provision for children and young people	55%	20%
Allotments	40%	20%
Cemeteries/churchyards	50%	20%
Civic space	50%	20%

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## Identifying deficiencies

### Quality

The following table summarises the application of the quality standards in South Tyneside.

Table 2: Quality scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	40%	25%	41%	57%	12	13
Amenity greenspace	40%	18%	43%	71%	29	50
Cemeteries/churchyards	50%	34%	53%	66%	2	6
Provision for children & young people	55%	24%	56%	79%	20	28
Civic space	50%	56%	59%	62%	-	2
Natural & semi-natural greenspace	30%	5%	30%	75%	22	21
Park and gardens	50%	40%	50%	68%	9	10
<b>TOTAL</b>	<b>-</b>	<b>5%</b>	<b>44%</b>	<b>79%</b>	<b>94</b>	<b>130</b>

Most assessed open spaces in South Tyneside (58%) rate above the quality thresholds set. Proportionally a higher percentage of children's play provision (58%) and amenity greenspace (63%) sites rate above the threshold for quality. This is often a reflection of their excellent appearance and high standard.

Proportionally more sites rate below the threshold for the natural and semi-natural greenspace typology.

This is thought to reflect the wide range and type of sites classified under this typology; as some sites are without additional features or facilities relative to others.

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## Value

The table below summarises value deficiencies when applying the value standards for open spaces in South Tyneside.

Table 3: Value scores for all open space typologies

Typology	Threshold	Scores			No. of sites	
		Lowest score	Average score	Highest score	Low	High
Allotments	20%	12%	36%	48%	3	22
Amenity greenspace	20%	11%	23%	60%	34	45
Cemeteries/churchyards	20%	28%	36%	45%	-	8
Provision for children & young people	20%	13%	41%	73%	3	45
Civic space	20%	40%	42%	44%	-	2
Natural & semi-natural greenspace	20%	10%	29%	59%	6	37
Park and gardens	20%	24%	40%	68%	-	19
<b>TOTAL</b>	<b>20%</b>	<b>10%</b>	<b>32%</b>	<b>73%</b>	<b>46</b>	<b>178</b>

The majority of sites (79%) are assessed as being above the threshold for value. Amenity greenspaces have a slightly higher proportion of low value provision. This reflects a lack of ancillary features at some sites. The typology also contains a number of smaller sized sites. However, the value these sites provide in offering a visual and recreational amenity as well as a break in the built form remains important.

Nearly all other typologies rate high for value; reflecting their role in and importance to local communities and environments.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest; for example play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and that are thought of as bland and unattractive.

## Quality and value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose.

When analysing the quality/value of a site it should be done in conjunction with regard to the quantity of provision in the area (whether there is a deficiency).

Presented below is a high/low classification giving the following possible combinations of quality and value for open spaces:

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## **High quality/low value**

The preferred policy approach to a space in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose (i.e. another open space type). Only if this is also impossible will it be acceptable to consider a change of use.

## **High quality/high value**

All open spaces should have an aspiration to come into this category and the planning system should then seek to protect them. Sites of this category should be viewed as being key forms of open space provision.

## **Low quality/low value**

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value.

For spaces or facilities in areas of surplus a change of primary typology should be first considered. If no shortfall of other open space typologies is noted than the space or facility may be redundant/ 'surplus to requirements'.

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider disposing of the one with the lowest value. Similarly, if two are of equal value, it will normally be sensible to dispose of the one of lower quality.

## **Low quality/high value**

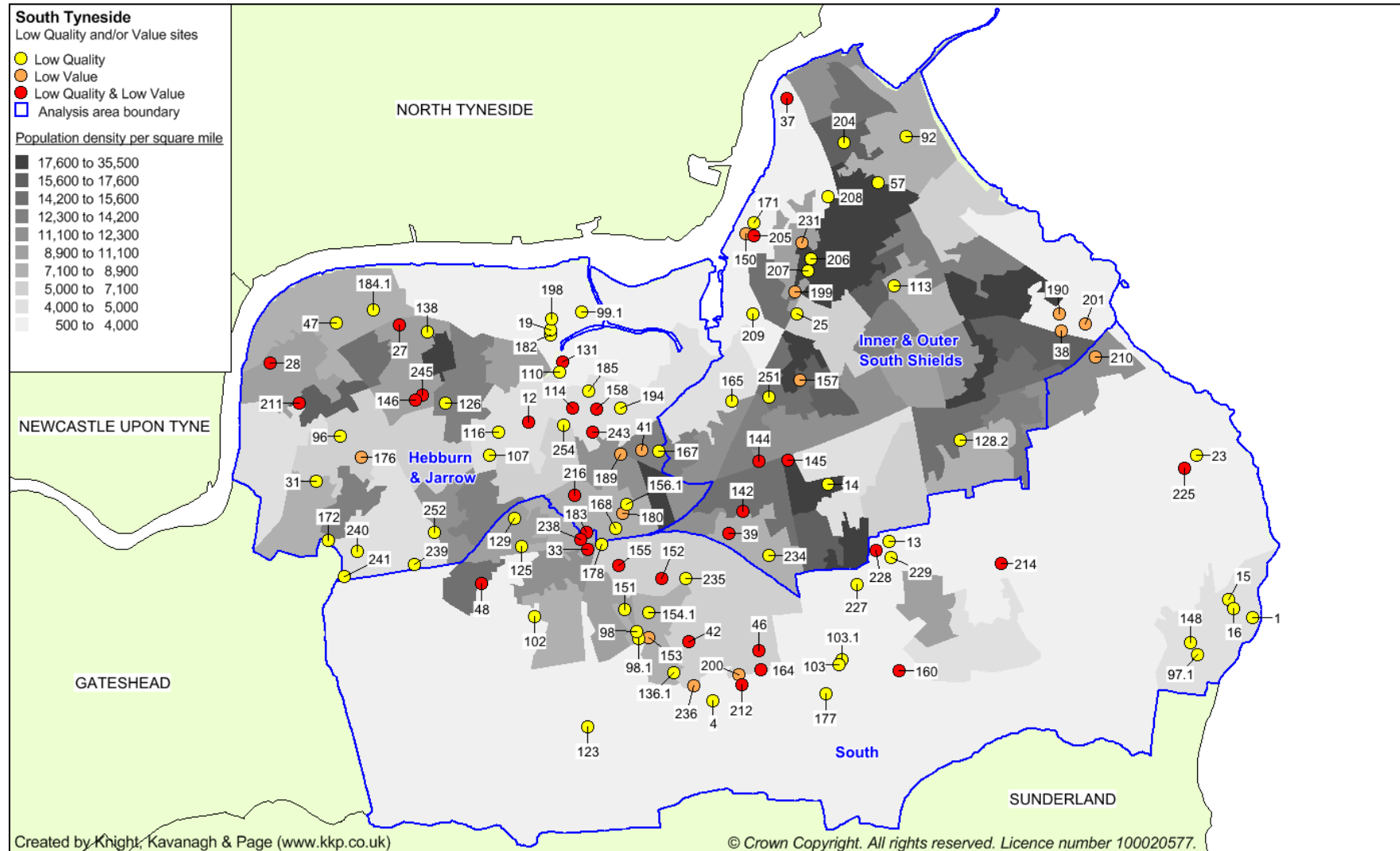
The policy approach to these spaces should be to enhance their quality to the applied standards. Therefore the planning system should initially seek to protect them if they are not already so.

Please refer to the Appendix for tables showing the application of the quality and value matrix presented for all sites across each analysis area.

Figure 1 and the subsequent tables show those sites which rate below the threshold for quality and value.

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Figure 1: Low quality and value sites



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## Policy implications and recommendations

Following application of the quality and value matrix a summary of the actions for any relevant sites in each area is shown below. The colour of the boxes corresponds to the key for quality and value ratings of sites set out in Figure 1.

### Hebburn & Jarrow

Summary	Action
<b>Allotments</b>	
◀ Low quality rating for St Pauls Road	◀ Enhance quality of site if feasible
◀ Low quality and value ratings for Hill Park, St Oswalds Road and Hebburn Homing Society Allotments	◀ Enhance quality of site provided it is possible to also enhance value; priority should be addressing rubbish tipping at Hill Park Allotments.
<b>Amenity greenspace</b>	
◀ Low quality rating for six sites; Crawley Avenue, Newlyn Drive, Henderson Road, Priory Road, Tyne Point Industrial Estate & Wellington Place.	◀ Enhance quality of sites if feasible
◀ Peel Gardens, Mountbatten Ave, Perth Green Youth Club and Stirling Avenue score low for value	◀ Explore options to enhance sites where possible.
◀ Five sites rate low for quality and value; Salcombe Avenue, Cambridge Ave, Falmouth Drive, Kirkstone Avenue & Stanhope Road	◀ Enhance quality of sites provided it is possible to also enhance value; priority should be Salcombe Avenue.
<b>Provision for children and young people</b>	
◀ Low quality ratings for five sites; School Street Amenity MUGA, Drewetts Park, Dundee Court, Luke's Lane Playing Field & Lindisfarne Road.	◀ Explore enhancing quality. Range of equipment on sites may need expanding; priority should be Luke's Lane and Lindisfarne sites.
◀ Glen Street/Lincoln Court rates low for quality and value	◀ Enhance quality of site provided it is possible to also enhance value; site looked unused.
<b>Parks and gardens</b>	
◀ Carr-Ellison Park and Campbell Park score low for quality.	◀ Explore any opportunities to enhance quality of facilities located at sites
<b>Natural and semi-natural greenspace</b>	
◀ Eight sites score low for quality; Argyle Street, Albert Road, Inverness Road, Mill Lane, Shaftesbury Avenue, Monkton Fell Woodland, Former Monkton Cokeworks & Bowes Railway Path.	◀ Site quality should look to be enhanced where possible. Priority should be larger sites such as Former Monkton Cokeworks and Argyle Street.
◀ Land adj to Aidan Court, Rear of Ullswater Avenue and Red House Road rate low for quality and value.	◀ Enhance quality of site provided it is possible to also enhance value

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## Inner & Outer South Shields

Summary	Action
<b>Allotments</b>	
◀ Low quality ratings for Lawrence Avenue and Dean Walk Allotments.	◀ Enhance quality of site if feasible; priority should be Lawrence Avenue.
<b>Amenity greenspace</b>	
◀ Laygate Street scores low for quality.	◀ Enhance quality of site if feasible; addressing areas of overgrowth.
◀ Seven sites score low for value; Marsden Lane, Commercial Road, Egerton Road, Suffolk Gardens, West Park Road, Westmorland Road & Laygate.	◀ Explore options to enhance sites where possible.
◀ Six sites rate low for quality and value; Lady's Walk, Masefield Drive, Belloc Avenue, Brockley Avenue & Bruce Close	◀ Enhance quality of sites provided it is possible to also enhance value.
<b>Cemeteries</b>	
◀ Low quality rating for Westoe Cemetery	◀ Enhance quality of site; ensuring suitable pathways and entrances may help
<b>Provision for children and young people</b>	
◀ Low quality ratings for seven sites; Cleadon Park MUGA, Blenheim Walk, Dacre Street North, Dacre Street South, Derby Terrace, Devonshire Street & All Saints/Stanley Street Play Area.	◀ Explore enhancing quality. Ensure a sufficient range of equipment on sites; priority should be Cleadon Park MUGA, All Saints Play Area and Blenheim Walk sites.
◀ Cornwallis Square rates low for quality and value	◀ Explore enhancing quality of site provided it is possible to also enhance value; explore by expanding range of equipment.
<b>Parks and gardens</b>	
◀ Bents Park and Robert Redhead Park score low for quality.	◀ Explore any opportunities to enhance quality of facilities located at sites
<b>Natural and semi-natural greenspace</b>	
◀ Hartford Road and Newton Garths rate low for quality and value.	◀ Enhance quality provided it's possible to enhance value; particularly exploring access at Hartford Road site.

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## South

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>Low quality rating for six sites; Ash Grove, Dipe Lane, Holder House, Marina Terrace, Myrtle &amp; Beech, and Arthur Street.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites if feasible; priority should be sites like Holder House.</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Fieldway, Hedworth Lane, Beech Avenue and Mundles Lane score low for quality.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of site if feasible; priority should be Fieldway and Hedworth Lane.</li> </ul>
<ul style="list-style-type: none"> <li>Hubert Street, Western Terrace, Farding Square and The Leap sites score low for value.</li> </ul>	<ul style="list-style-type: none"> <li>Explore options to enhance sites where possible.</li> </ul>
<ul style="list-style-type: none"> <li>Nine sites rate low for quality and value; Holland Park Drive, Reginald Street, Owen Drive, Winchester Court, Wilton Gardens North, Glencourse, Hardie Drive, Heather Close &amp; Kitchener Terrace.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites provided it is possible to also enhance value; priority should be Holland Park Drive and Glencourse,</li> </ul>
<b>Provision for children and young people</b>	
<ul style="list-style-type: none"> <li>Low quality ratings for five sites; Cornthwaite Park, Disco Field, Grange Park, Watson Terrace &amp; North Road Skate area.</li> </ul>	<ul style="list-style-type: none"> <li>Explore enhancing quality. Ensure a sufficient range of equipment on sites; priority should be Disco Field Play Area.</li> </ul>
<ul style="list-style-type: none"> <li>Grampian Estate rates low for quality and value</li> </ul>	<ul style="list-style-type: none"> <li>No equipment on site.</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>Disco Field, Grange Park, Coulthard Park and Coronation Park score low for quality.</li> </ul>	<ul style="list-style-type: none"> <li>Explore any opportunities to enhance quality of facilities located at sites; priority should be Grange Park and Coulthard Park</li> </ul>
<b>Natural and semi-natural</b>	
<ul style="list-style-type: none"> <li>Six sites score low for quality; West Boldon Environmental Education Centre, Calf Close Lane, Nailsworth Close, Tiledshed Piggery, Green Man Plantation &amp; Colliery Wood.</li> </ul>	<ul style="list-style-type: none"> <li>Site quality should look to be enhanced where possible; priority should be investigating misuse at Colliery Wood.</li> </ul>
<ul style="list-style-type: none"> <li>Cotswolds Lane, Cotman Gardens and Hedworth Dene rate low for quality and value.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of site provided it is possible to also enhance value</li> </ul>



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## Management and development

The following issues should be considered when undertaking site development or enhancement:

- ◀ Site's significance to local area and community.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Gaining revenue funding from planning contributions in order to maintain existing sites.
- ◀ Gaining planning contributions to assist with the creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease site to external organisations.
- ◀ Options to assist community groups/parish councils to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private strategic sites.

## Community funding sources

Outside of developer contributions there are also a number of potential funding sources<sup>1</sup> available to community and voluntary groups. Each scheme is different and is designed to serve a different purpose. In order for any bid to be successful consideration to the schemes criteria and the applicant's objectives is needed. Sources for funding applications are continuously changing and regular checking of funding providers should be undertaken.

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<sup>1</sup> Source: Potential funding for community green spaces, DCLG

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## ACCESSIBILITY STANDARDS

Accessibility standards for different types of provision are a tool to identify communities currently not served by existing facilities. It is recognised that factors that underpin catchment areas vary from person to person, day to day and hour to hour. This problem is overcome by accepting the concept of ‘effective catchments’, defined as the distance that would be travelled by the majority of users.

Guidance is offered by the Greater London Authority (GLA) (2008): ‘Open Space Strategies: Best Practice Guidance’ with regard to appropriate catchment areas for authorities to adopt. However, in order to make accessibility standards more locally specific to South Tyneside, we propose to use data from the survey consultation to set appropriate catchments. The following standards are recorded from the survey in relation to how far individuals are willing to travel to access different types of open space provision.

*Table 4: Accessibility standards to travel to open space provision*

Typology	Applied standard
Parks and gardens	10 minute walk time (800m)
	30 minute drive time
Natural and semi-natural	15 minute walk time (1200m)
	30 minute drive time
Amenity greenspace	5 minute walk time (400m)
Provision for children and young people	10 minute walk time (800m)
Allotments	15 minute walk time (1200m)
Cemeteries	No standard set
Civic spaces	No standard set

Most typologies are set as having an accessibility standard of a 10 or 15 minute walk time. However, for certain typologies, such as amenity greenspace, accessibility is deemed to be more locally based. Subsequently shorter accessibility standards have been applied. Given the split between responses, and to represent people’s use of such provision, drive time catchments have also been applied to the typologies of parks and natural and semi-natural.

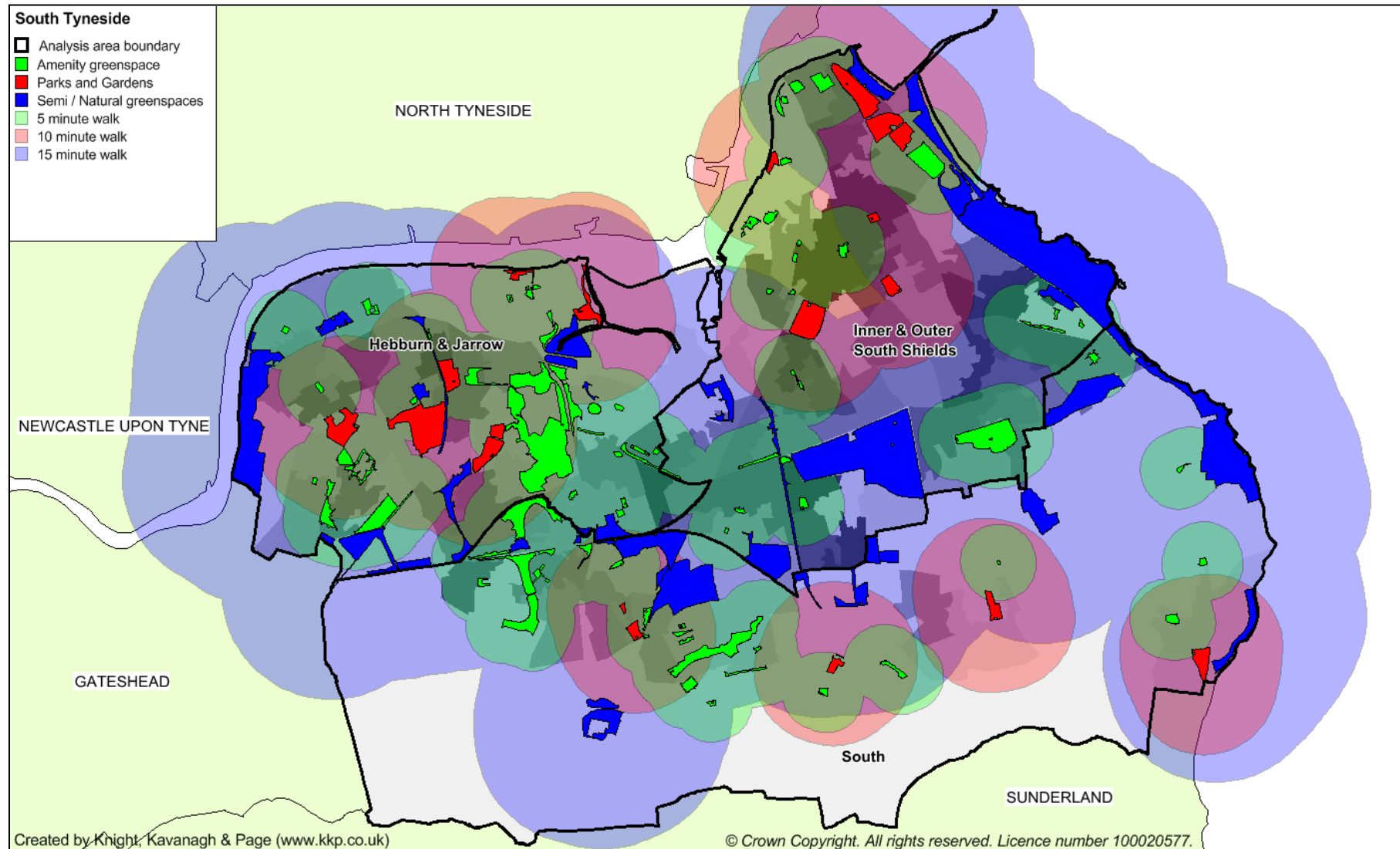
No standard is set for the typologies of cemeteries or civic spaces. It is difficult to assess such typologies against catchment areas due to their nature and usage. For cemeteries, provision should be determined by demand for burial space.

Figure 2 shows the overlay of catchment mapping for the open space typologies of amenity greenspace, parks and gardens and semi/natural greenspace. This helps to demonstrate the coverage of access to sites as well as the importance of the multifunctional role and use of some sites across South Tyneside; particularly in helping to meet the gaps in other forms of provision.

Figures 3 and 4 also overlay the catchments for allotments and children’s play areas to help identify gaps in such provision and highlight sites providing multifunctional roles.

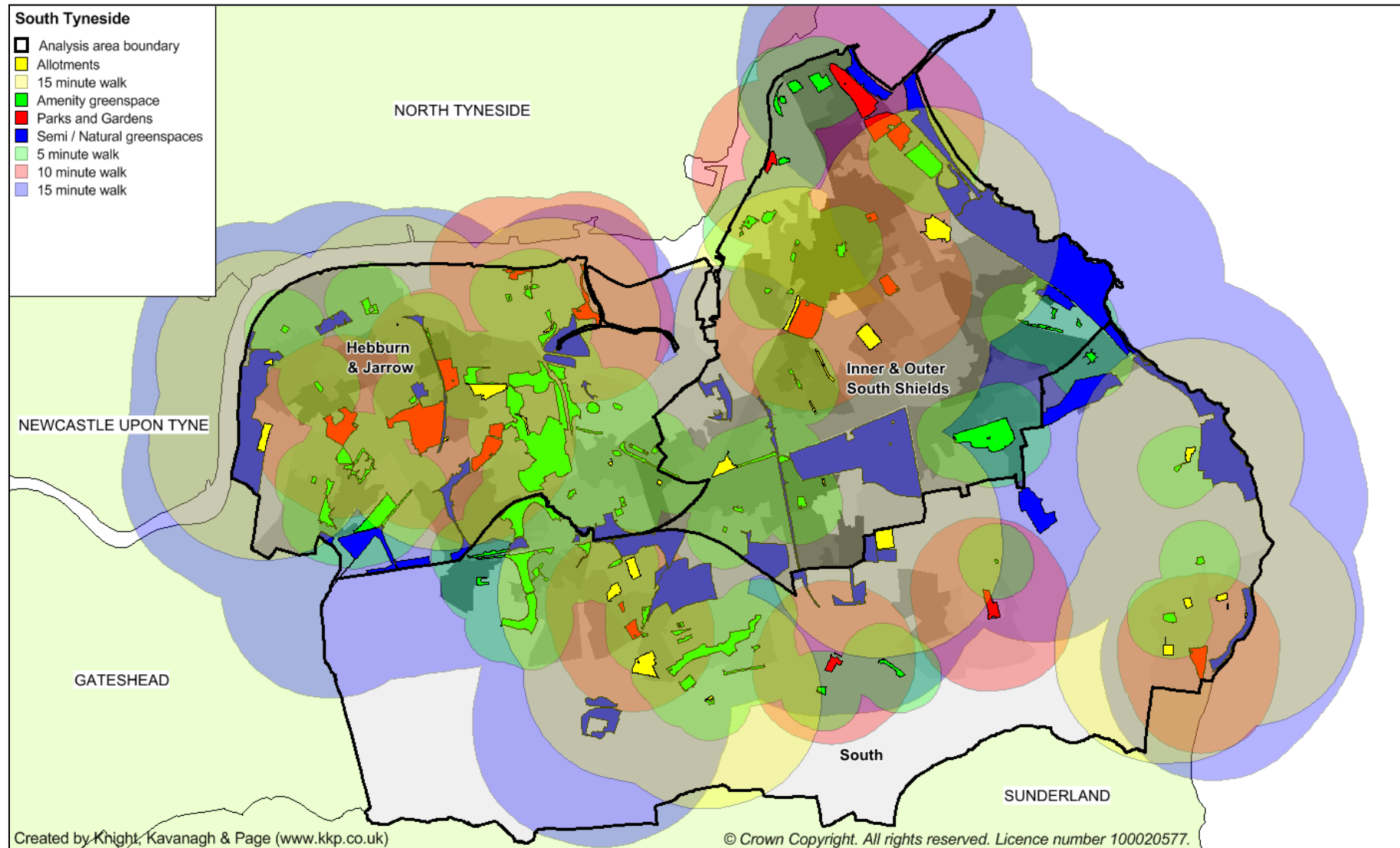
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Figure 2: Amenity greenspace, Parks and Semi/natural greenspace walk time catchments



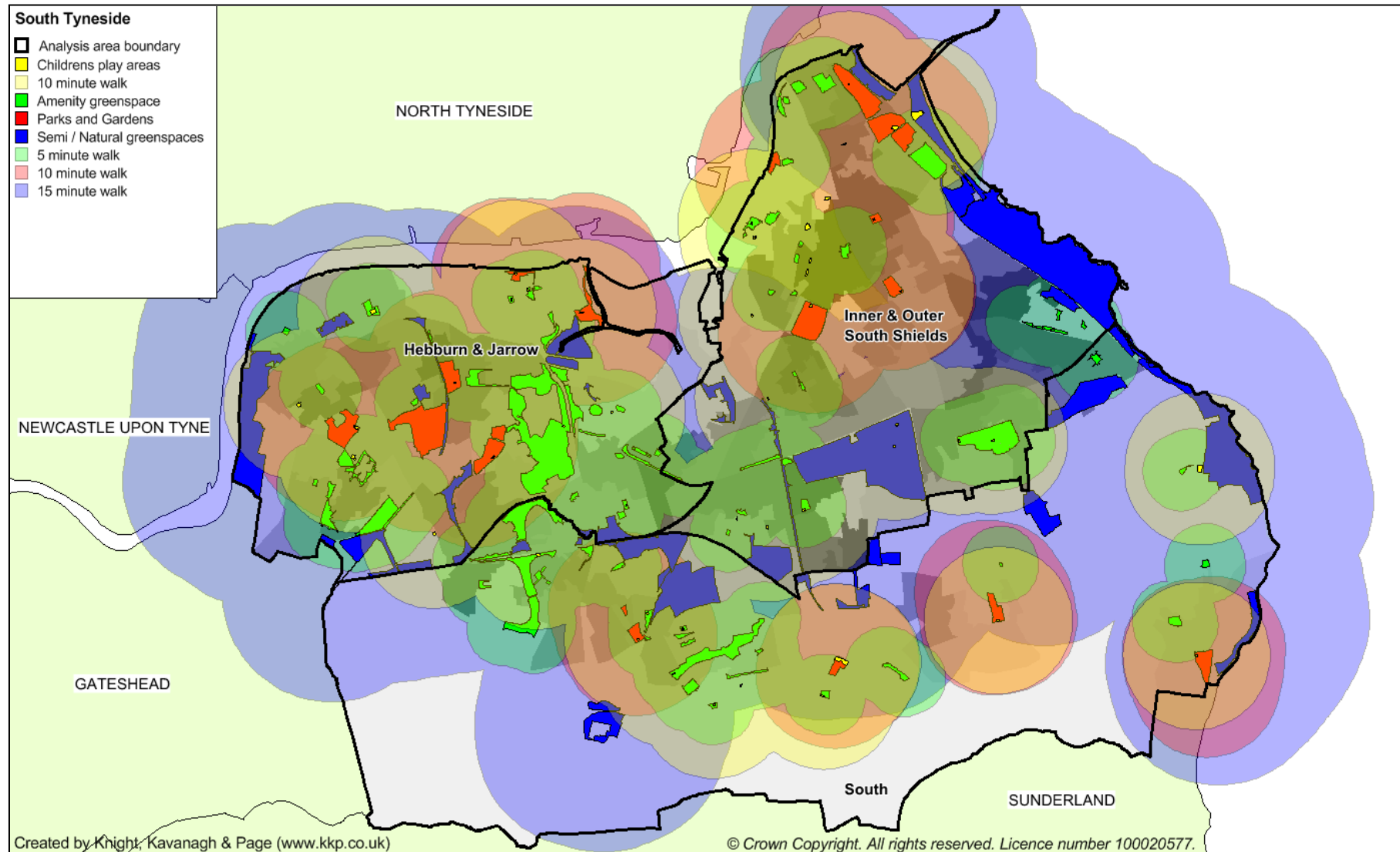
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Figure 3: Allotment catchments against Amenity greenspace, Parks and Semi/natural greenspace walk time catchments



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Figure 4: Play area catchments against Amenity greenspace, Parks and Semi/natural greenspace walk time catchments



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In general the applied drive time catchment for typologies, where one has been set, tends to cover the analysis areas. However, minor gaps in the walk time catchments are highlighted for certain typologies.

Generally coverage of amenity greenspace is good however minor gaps are noted across South Tyneside. There is a noticeable gap in the centre of the Inner & Outer South Shields Analysis Area. This is served by other forms of open space provision including parks such as Robert Redhead Park and West Park as well as natural and semi-natural sites like Frenchman's Lea.

For parks there is a slight catchment gap along the central area of South Tyneside; to the southern boundary of the Inner & Outer South Shields Analysis Area. However, this area is well served by other open space provision particularly amenity greenspace and natural and semi-natural greenspace. For example, Temple Memorial Park, Cleadon Recreation Ground and King George V Playing Field are large sites located within the catchment gaps of parks provision.

There is a gap in the walk time catchment for natural and semi-natural greenspace to the north area of the Inner & Outer South Shields Analysis Area. The gap appears to be served to some extent by other forms of open space provision. For example, park sites such as Robert Redhead Park and West Park as well as amenity greenspaces like Wawn Street and Laygate Street. Ensuring that such sites include features and opportunities associated with natural and semi-natural provision is recommended.

Figures 3 and 4 both show a catchment gap in the provision of allotments and children's play areas to the east of the Inner and Outer South Shields Analysis Area. Sites such as Farding Square and Suffolk Gardens could be options to help meet gaps particularly for children's play areas.

### Identifying deficiencies

If an area does not have access to the required level of provision (consistent with the hierarchy) it is deemed deficient. KKP has estimated how many sites, of a minimum size are needed to provide comprehensive access to this type of provision (in hectares).

As explained above, the Greater London Authority (GLA) provides some guidance on minimum site sizes available for open spaces as follows:

*Table 5: GLA minimum size of site:*

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)	0.04 ha
Play areas (informal/casual)	0.04 ha

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## Policy implications and recommendations

The table below summaries the deficiencies identified from the application of the accessibility standards, together with the recommended actions. Please refer to the Open Space Assessment Report to see the individual typology maps.

### *Hebburn & Jarrow*

Typology	Identified need (catchment gap)	Action
Amenity greenspace	◀ Two minor gaps in AGS identified to the centre of the analysis area.	◀ Both gaps are served by other large forms of open space provision such as Campbell Park and Carr-Ellison.

### *Inner & Outer South Shields*

Typology	Identified need (catchment gap)	Action
Parks & Gardens	◀ Gap in walk time catchment for park provision to southern boundary	◀ Identified gap is well served by other typologies i.e. amenity greenspace- sites such as Temple Park and Cleadon Recreation Ground. These may offer similar recreational opportunities.
Amenity greenspace	◀ Gap in AGS identified.	◀ The area is served by other large forms of open space provision such as Robert Redhead Park, West Park and Frenchman's Lea.
Natural & semi-natural	◀ Gap in walk time catchment in natural and semi-natural provision identified.	◀ Identified gap is served by other typology sites such as Robert Redhead Park, West Park and Wawn Street. It could be appropriate to look to provide greater natural and semi-natural features at these existing sites.
Provision for children and young people	◀ Slight gap in catchment to eastern boundary of analysis area.	◀ New play provision should be sought to a minimum size of 0.04 hectares to help meet catchment gap.

### *South*

No gaps in the catchment mapping are identified in terms of accessibility.

## SOUTH TYNESIDE OPEN SPACE STANDARDS PAPER

### QUANTITY STANDARDS

The following is an example of how quantity standards can be calculated for South Tyneside. This is done on a typology by typology basis to calculate how much open space provision per 1,000 people is needed to strategically serve the area now and in the future. An explanation about the different column headings can be found on the following pages.

Analysis area	Current provision (ha) <sup>*</sup>	Current population	Current provision per 1,000 population	Identified deficiencies <sup>†</sup>	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
			A/B*1000		A+D	E/B*1000		F*G/1000-A	F10*G/1000-A

No quantity standard is set for cemetery provision. As such provision is determined by demand for burial space.

<sup>\*</sup> Taken from the project/audit database, supplied as an electronic file

<sup>†</sup> Provision to meet catchment gaps



# SOUTH TYNESIDE OPEN SPACE STANDARDS PAPER

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## ***Current level of provision (column A)***

The starting point for calculating quantitative standards is total current provision within a given analysis area. Current provision usually has a high impact on aspirational future standards. Residents often base their judgement of need on or around current provision.

## ***Current population (column B)***

The current population for South Tyneside from 2013 ONS figures is 148,526\*

## ***Current provision per 1,000 population (column C)***

A current standard (on a 'per 1,000 population of head') is calculated for each analysis area by dividing the current level of provision for a typology by the population identified in that analysis area.

## ***Deficiencies (column D)***

The accessibility catchment mapping (outlined above) is primarily used to demonstrate which areas are deficient in provision. Deficiency against the catchment mapping is calculated by identifying gaps/areas not covered by the minimum level of provision required (as illustrated in the maps contained within the audit report). This is based on achieving comprehensive access, whereby people across South Tyneside can access different types of open space within specific distances and/or walking/driving times (see accessibility standards earlier). Consultation findings have also been used to identify any further deficiencies of a certain typology.

If a settlement does not have access to the required level of open space provision (as identified in by mapping) it is deemed deficient. KKP has estimated how many sites, of a minimum size (i.e., as recommended by the GLA), are needed to provide comprehensive access to this type of provision.

## ***Total future provision (column E)***

The total amount of provision required in the future for an analysis area is calculated by adding any identified deficiencies to the current level of existing provision. This ensures that provision needed to meet existing gaps is incorporated into the standards and calculations for the future.

## ***Current provision per 1,000 population based on current demand (column F)***

Once a new total provision is gained by adding in any deficiencies to the current provision, a current minimum provision per 1,000 population can be calculated. This takes into account current demand for open spaces and should be specific to each particular area.

## ***Future population (column G)***

The current resident population in South Tyneside is 148,526. By 2037, the Borough's population is projected to increase to 156,574 (ONS Feb 2015 based projections 2012-2037). An equivalent to a 5.42% increase.

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\* Source: ONS Mid 2013 Population Estimates

## SOUTH TYNESIDE OPEN SPACE STANDARDS PAPER

Table 6: Population projections

Analysis area	Population (2013)	Population increase to 2037 (based on 5.42%)	Population (2037)
Hebburn & Jarrow	41,054	2,225	43,279
Inner & Outer South Shields	73,470	3,981	77,451
South	34,002	1,842	35,844
<b>SOUTH TYNESIDE</b>	<b>148, 526</b>	<b>8,048</b>	<b>156,574</b>

### ***Provision in 2037 (column H)***

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need for each analysis area, based on future growth having taken into account any identified deficiencies. Put simply it shows the additional future requirement if the current amount of provision is to be maintained at the same level.

### ***Provision in 2037 based on South Tyneside standard (column I)***

This column substantiates the deficiency in terms of the difference in hectares between current provision and future need for each analysis area. However, it benchmarks against the overall standard for South Tyneside rather than the individual standard for each analysis area.

It is important to recognise that no national standards for most open space typologies exist.

## SOUTH TYNESIDE OPEN SPACE STANDARDS PAPER

### Parks and gardens

Analysis area	Current provision (ha)	Current population	Current provision per 1,000 population	Identified deficiencies	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Hebburn & Jarrow	49.20	41,054	1.20	-	49.20	1.20	43,279	<b>2.73</b>	-19.77
Inner & Outer South Shields	39.92	73,470	0.54	-	39.92	0.54	77,451	<b>1.90</b>	12.75
South	11.78	34,002	0.35	-	11.78	0.35	35,844	<b>0.77</b>	19.40
<b>SOUTH TYNESIDE</b>	<b>100.90</b>	<b>148, 526</b>	<b>0.68</b>	-	<b>100.90</b>	<b>0.68</b>	<b>156,574</b>	<b>5.57</b>	

All analysis areas indicate additional parks and gardens space is required up to 2037 (column H). Hebburn & Jarrow suggests a greater amount of provision is required with 2.73 hectares. However, against the wider South Tyneside standard (0.68 ha per 1,000 population) in column I, the area does not require new provision as it sufficiently meets the amount of provision recommended based on the wider South Tyneside standard.

The Inner & Outer South Shields and South analysis areas show that new provision is required against the current standard (column H) and the wider South Tyneside standard (column I). In particular, against the wider standard the Inner & Outer South Shields and South areas suggest a requirement for 12.75 hectares and 19.40 hectares of provision respectively.

Both analysis areas contain a number of sites classified as other open space typologies which will provide a multifunctional role. For instance, Inner & Outer South Shields contains Cleadon Park Recreation Ground (AGS) and Temple Park (NSN). At 15 hectares and 76 hectares in size respectively these sites will offer some opportunities similar to parks. In the South analysis area sites such as Cleadon Hills LNR Park (NSN) and Durham Drive (AGS), at 10 hectares and seven hectares respectively, will also offer multifunctional use.

It is therefore unlikely and unrealistic that such quantities of additional parks provision will actually be required. As no gaps in catchment mapping are identified and no issues highlighted in the survey it is recommended that the focus for parks is on ensuring quality standards are being met.

## SOUTH TYNESIDE OPEN SPACE STANDARDS PAPER

### Natural and semi-natural

Analysis area	Current provision (ha)	Current population	Current provision per 1,000 population	Identified deficiencies	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Hebburn & Jarrow	96.98	41,054	2.36	-	96.98	2.36	43,279	<b>5.16</b>	45.41
Inner & Outer South Shields	234.65	73,470	3.19	-	234.65	3.19	77,451	<b>12.42</b>	20.16
South	156.32	34,002	4.60	-	156.32	4.60	35,844	<b>8.56</b>	-66.35
<b>SOUTH TYNESIDE</b>	<b>487.95</b>	<b>148, 526</b>	<b>3.29</b>	-	<b>487.95</b>	<b>3.29</b>	<b>156,574</b>	<b>27.18</b>	

All analysis areas indicate new provision of natural and semi-natural greenspace is required up to 2037 (column H). The South Analysis Area suggests the need for an additional 8.56 hectares. However, against the wider South Tyneside standard (3.29 ha per 1,000 population) in column I, the area does not require new provision.

Both the Hebburn & Jarrow and Inner & Outer South Shields analysis areas show that new provision is required against the current standard (column H) and the wider South Tyneside standard (column I); suggesting a need for additional provision.

No significant gaps in catchment mapping are identified (especially against the drive time standard) and no issues highlighted from the results of survey. However, there is a small gap in walk time catchment noted to the north of the Inner & Outer South Shields area. This appears to be served to some extent by other multifunctional forms of open space such as Robert Redhead Park and West Park. It is also recognised that South Tyneside benefits from the close proximity and use of coastal areas and beaches (e.g. Hebburn Riverside Park, Frenchman's Lea) which contribute to provision of natural and semi-natural greenspace. It is therefore recommended that the focus for natural and semi-natural greenspace is on ensuring quality standards are being met.

There may also be an aspiration to work towards the ANGSt recommendation of one hectare of Local Nature Reserve per 1,000 population. This would set a target of 148 hectares of LNR; of which there is currently approximately 55 hectares. This could look to be achieved through conversion or promotion of other forms of open space to LNR status where feasible.

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### Amenity greenspace

Analysis area	Current provision (ha)	Current population	Current provision per 1,000 population	Identified deficiencies	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Hebburn & Jarrow	86.28	41,054	2.10	-	86.28	2.10	43,279	<b>4.61</b>	-34.35
Inner & Outer South Shields	41.44	73,470	0.56	-	41.44	0.56	77,451	<b>1.93</b>	51.50
South	50.62	34,002	1.49	-	50.62	1.49	35,844	<b>2.79</b>	-7.61
<b>SOUTH TYNESIDE</b>	<b>178.34</b>	<b>148, 526</b>	<b>1.20</b>	-	<b>178.34</b>	<b>1.20</b>	<b>156,574</b>	<b>9.55</b>	

All analysis areas indicate new provision of amenity greenspace is required up to 2037 (column H). The Hebburn & Jarrow area suggests a greater amount of provision is required with 4.61 hectares.

The Hebburn & Jarrow area along with the South area suggest additional provision is needed in 2037 based on current standards. However, against the wider South Tyneside standard in column I, the analysis areas do not require new provision. Subsequently the focus for the areas may be on ensuring quality standards are being met.

The Inner & Outer South Shields analysis area shows that new provision is required against the current standard (column H) and the wider South Tyneside standard (column I). There is a noticeable gap in the centre of the Inner & Outer South Shields Analysis Area. It is unlikely, based on catchment mapping, that new provision is required as the area is served by other multifunctional forms of open space provision including parks such as Robert Redhead Park (2.8 hectares) and West Park (11 hectares) as well as natural and semi-natural sites like Frenchman's Lea (94 hectares).

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### Provision for children and young people

Analysis area	Current provision (ha)	Current population	Current provision per 1,000 population	Identified deficiencies	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Hebburn & Jarrow	1.20	41,054	0.03	-	1.20	0.03	43,279	<b>0.09</b>	0.53
Inner & Outer South Shields	2.67	73,470	0.04	0.04	2.71	0.04	77,451	<b>0.43</b>	0.43
South	1.59	34,002	0.05	-	1.59	0.05	35,844	<b>0.20</b>	-0.16
<b>SOUTH TYNESIDE</b>	<b>5.46</b>	<b>148, 526</b>	<b>0.04</b>	-	<b>5.50</b>	<b>0.04</b>	<b>156,574</b>	<b>0.80</b>	

All analysis areas indicate new provision for children and young people is required up to 2037 (column H). The Inner & Outer South Shields area suggests future additional provision is required both against the current standard for the area and the wider South Tyneside standard. In addition, a gap in catchment mapping shows the need for an additional form of provision. The priority for the area should be addressing the gap in catchment provision identified.

Both the Hebburn & Jarrow and South areas also suggest a need for additional provision in the future. It is likely that this could be predominantly achieved through expanding the range of equipment at existing sites. The South area does not require additional provision against the South Tyneside standard. Therefore the focus for play in this area is likely to be ensuring sufficient quality of provision.

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### Allotments

Analysis area	Current provision (ha)	Current population	Current provision per 1,000 population	Identified deficiencies	Total future provision (ha)	Per 1,000 based on current demand	Future population	Provision in 2037 (ha)	Provision in 2037 based on South Tyneside standard (ha)
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Hebburn & Jarrow	9.20	41,054	0.22	-	9.20	0.22	43,279	<b>0.32</b>	3.35
Inner & Outer South Shields	15.48	73,470	0.21	-	15.48	0.21	77,451	<b>0.78</b>	6.21
South	17.61	34,002	0.52	-	17.61	0.52	35,844	<b>1.03</b>	-7.22
<b>SOUTH TYNESIDE</b>	<b>42.29</b>	<b>148, 526</b>	<b>0.28</b>	-	<b>42.57</b>	<b>0.28</b>	<b>156,574</b>	<b>1.55</b>	

Collectively South Tyneside meets the suggested standard of 0.025 hectares per 1,000 population from the National Society of Allotment and Leisure Gardeners (NSALG). However, there are waiting lists at sites across South Tyneside; suggesting demand for plots is not currently being met by supply.

It is recommended that waiting list numbers, rather than the any standard such as the NSALG standard, may be more appropriate to determine the need for new provision.

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## **Policy advice and recommendations**

The following section provides a summary on the key findings of the open space standards paper through application of the quantity, quality and accessibility standards. It incorporates and recommends what the Council should be seeking to achieve in order to address the issues highlighted.

### **Overview**

#### ***Recommendation 1***

- ◀ *Ensure low quality sites in areas are prioritised for enhancement*

The policy approach to these sites should be to enhance their quality to the applied standards (i.e. high quality). This is especially the case if the site is deemed to be of high value to the local community. Therefore they should initially be protected, if they are not already so, in order for their quality to be improved.

The policy and implications summary of the quality and value matrix (p10-12) identifies those sites that should be given priority for enhancement if possible.

It is also important for other low quality sites (that may also score low for value) to be addressed in terms of their quality deficiency if possible.

#### ***Recommendation 2***

- ◀ *Ensure all sites assessed as high for quality and value are protected*

Sites within this category should be viewed as being key forms of open space provision. The quality and value matrix in the Appendix (p34-41) identifies those sites rating high for quality and value. It is important that the Council looks to retain sites of this classification.

#### ***Recommendation 3***

- ◀ *Sites helping to serve analysis areas identified as having gaps in catchment mapping should be recognised through protection and enhancement*

The policy and implications summary for the accessibility catchment mapping (p19) highlights those sites that help to serve other forms of open space provision in the analysis area they are located.

These sites currently help to meet the identified catchment gaps for other open space typologies. Often this is related to parks, amenity greenspace and natural and semi-natural greenspace. The Council should seek to adapt these sites through formalisation and/or greater provision of features linked to certain types of open space. This is in order to provide a stronger secondary role as well as opportunities associated with other open space types. This will also help to minimise the need for new provision in order to address gaps in catchments.



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## **Recommendation 4**

- ◀ *Recognise areas with surpluses in open space provision and how they may be able to meet other areas of need*

For sites identified as low value and/or low quality and value in areas (p10-12), a change of primary typology should be first considered. If no shortfall of other open space typologies is noted, or it is not feasible to change the primary typology of the site, then the site may be redundant/ 'surplus to requirements'.

## **Recommendation 5**

- ◀ *The need for additional allotment and cemetery provision should be led by demand*

No standards have been set for the provision of cemeteries. Instead provision should be determined by demand for burial space.

In terms of allotments there are waiting lists identified at sites across South Tyneside, implying supply is not meeting demand. It is suggested that waiting list numbers, rather than the application of a standard, is more appropriate to determine the need for new provision.

## **Policy implications**

The following section sets out the policy implications in terms of the planning process in South Tyneside. This is intended to help steer the Council in seeking contributions to the improvement and/or provision of any new forms of open space.

## **How is provision to be made?**

The requirements for on-site or off-site provision will vary according to the type of open space to be provided. Collecting contributions from developers can be undertaken through the following two processes.

Community Infrastructure Levy (CIL) and Planning Obligations are the two main mechanisms available to the council to ensure future development addresses any adverse impacts it creates. If required, Planning Conditions can be used to ensure that key requirements are met.

### *Planning obligations*

Planning Conditions and Obligations (often known as Section 106 Agreements) require individual developments to provide or pay for the provision of development specific infrastructure requirements. They are flexible and can deliver a wide range of site benefits.

A development should make appropriate provision of services, facilities and infrastructure to meet its own needs. Where sufficient capacity does not exist the development should contribute what is necessary, either on-site or by making a financial contribution towards provision elsewhere. However, restrictions imposed as a result of CIL regulations means that the pooling of Section 106 contributions to off-site provision/enhancement is no longer allowed.

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## *Community Infrastructure Levy (CIL)*

The CIL is a newer method of requiring developers to fund infrastructure facilities including open spaces. They are envisaged by Central Government to replace Section 106 obligations.

It should apply to most new developments and charges are based on the size and type of new development. It will generate funding to deliver a range of Borough wide and local infrastructure projects that support residential and economic growth.

CILs are to be levied on the gross internal floor space of the net additional liable development. The rate at which to charge such developments is set out within a council's Charging Schedule. This will be expressed in £ per m<sup>2</sup>.

## *Seeking developer contributions*

This document can inform policies and emerging planning documents by setting out the Council's approach to securing open space through new housing development.

The guidance can help form the basis for negotiation with developers to secure contributions for the provision of appropriate facilities and their long term maintenance.

## *Determining contributions*

The applied standards show that there is a need for contributions towards open space provision to continue to be collected.

For planning obligations, the following elements should be considered when establishing whether open space provision is required and whether it should be provided on site:

- ◀ whether the locality is within the accessibility catchment standards as set for each open space typology (p13)
- ◀ Identify a deficit - the total amount of open space provision within the locality and whether the amount of provision can contribute to the above quantity standards/levels set for each typology following completion of the development (p17-21)
- ◀ whether quality enhancement of existing provision is required if either or both the quantity and accessibility standards are sufficiently met (p8-10)

In development areas where open space provision is identified as being sufficient in terms of quantity and subsequently, therefore, provision of new open space is not deemed necessary. It may be more suitable to seek contributions for quality improvements and/or new offsite provision.

## *Off site contributions*

In instances where it is not realistic for new provision to be provided on site it may be more appropriate to seek to enhance the existing quality of provision and/or improve access to sites. Standard costs for the enhancement of existing open space and provision of new open spaces should be clearly identified and revised on a regular basis by the Council.

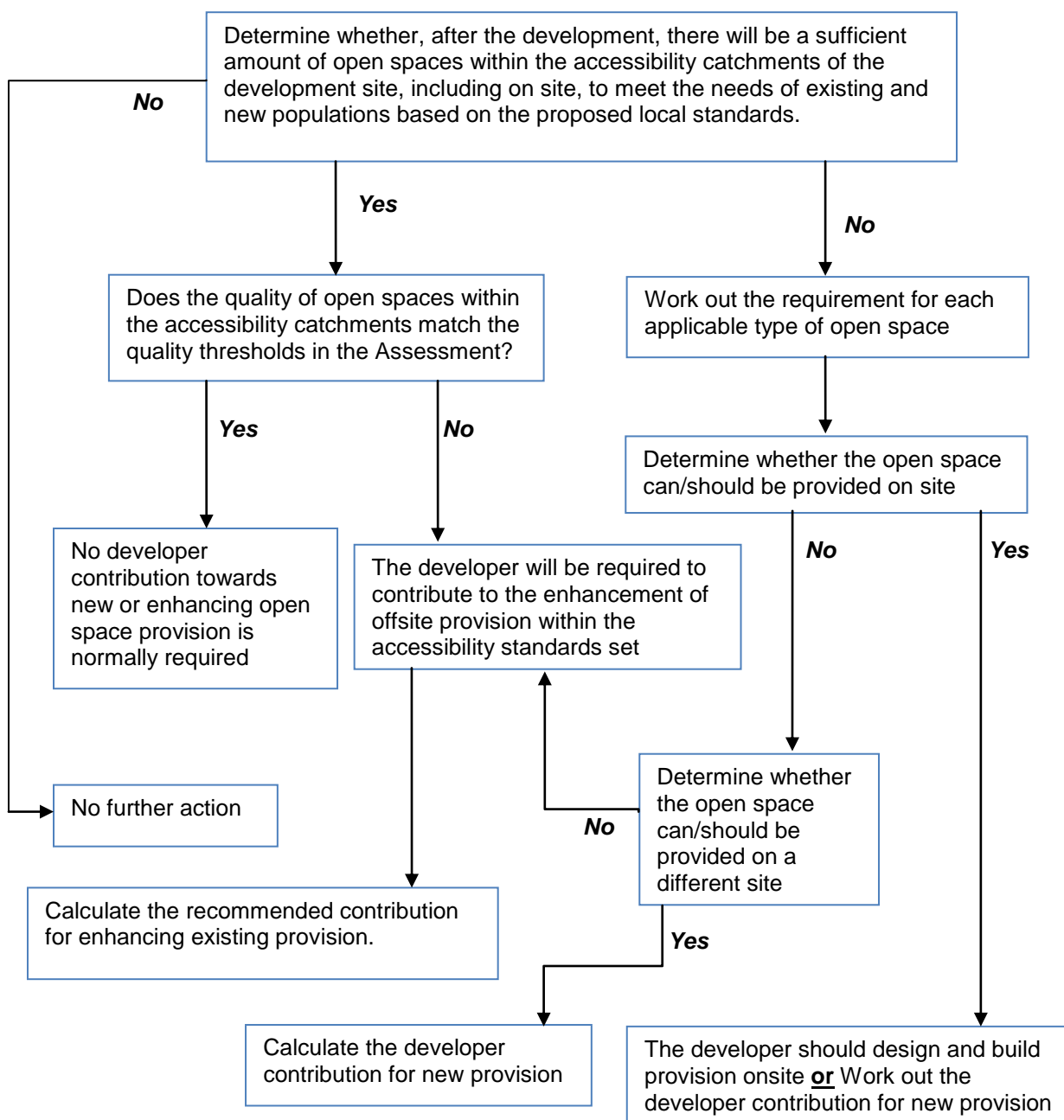
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A financial contribution should be, for example, required principally but not exclusively for the typologies identified in this document; subject to the appropriate authority providing and managing the forms of open space provision.

The wider benefits of open space sites and features regardless of size should be recognised as a key design principle for any new development. These features and elements can help to contribute to the perception of open space provision in an area whilst also ensuring an aesthetically pleasing landscape providing social and health benefits.

The figure below sets out the processes that should be considered when determining developer contributions towards open space, sport and recreation provision.

Figure 5: Determining s106 developer contributions



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## *Maintenance contributions*

There will be a requirement on developers to demonstrate that where onsite provision is to be provided it will be managed and maintained accordingly. In some instances the site may be adopted by the Council, which will require the developer to submit a sum of money in order to pay the costs of the sites future maintenance. Often the procedure for councils adopting new sites includes:

- ◀ The developer being responsible for maintenance of the site for 12 months or a different agreed time period
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover a period between 10 – 20 years. Or:
- ◀ Provision of a sum by the developer to the council which can generate interest in order to cover annual maintenance costs

Calculations to determine the amount of maintenance contributions required should be based on current council maintenance costs. The typical maintenance costs for the site should also take into consideration its open space typology and size.

## *Calculating onsite contributions*

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.3 persons per dwelling as derived from Census data. On this basis, 1,000 persons at 2.3 persons per household represent 431 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 431 (dwellings) X the appropriate provision per dwelling by typology.

Using amenity greenspace in the South analysis area as an example, the recommended standard is 1.49 ha per 1,000 population (14,900 sq. metres per 1,000 population) or 431 dwellings. Therefore by dividing 14,900 sq. metres by 431 dwellings a requirement for 34.6 sq. metres of amenity greenspace per dwelling is obtained for the South area.

## *Equipped children's play areas recommendation*

Residential developments should normally be required to meet the need for children's play generated by the development on site, either as an integral part of the design, or through payment of a development contribution which will be used to install or upgrade play facilities in the vicinity of a proposed development.

Whilst the norm has been to expect provision to be made on site, consideration needs to be given to the feasibility of provision.

The Fields in Trust (FIT) recommended minimum area of a formal LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha). Similarly, the FIT recommended area of a formal LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population (similar to the standard for wider South Tyneside). Therefore, a significant amount of new housing development would be required on a site to warrant on-site provision of formal children's play space of an FIT standard.

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This means that for a significant number of development sites, formal children's play space provision should take the form of developer contributions to up-grade local equipped children's play facilities in the vicinity of the development. However, informal provision may still need to be made on site in locations where the nearest existing play provision is deemed too far away.

The extent to which the amount of the required provision should be made on site by way of informal provision would be determined on a case by case basis subject to site size, shape, topography, the risk of conflict with existing neighbouring residential properties and feasibility. Any informal provision can include useable informal grassed areas but should not include landscaping areas as these are regarded as formal provision.

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## APPENDIX ONE

### Quality and Value matrix

Assessing the quality and value of open spaces is used to identify those sites which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may be redundant in terms of their present purpose. Further guidance on the quality and value matrix is set out on p8.

### *Hebburn & Jarrow*

Figure 2: Hebburn & Jarrow Quality and Value matrix

Allotments		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Harrisons Field Allotments (7)</li> <li>◀ South Drive Allotments (18)</li> <li>◀ Tasmania Road Allotments (22)</li> <li>◀ Wood Terrace Allotments (24)</li> </ul>	
	Low	<ul style="list-style-type: none"> <li>◀ St Pauls Road Allotments (19)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Hill Park Allotments (12)</li> <li>◀ St. Oswalds Road Allotments – Private (27)</li> <li>◀ Hebburn Homing Society Allotments – Private (28)</li> </ul>

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Amenity greenspace		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Beresford Avenue (29)</li> <li>◀ Oak Street (40)</li> <li>◀ Monkton Lane (108)</li> <li>◀ Monkton Lane Disused Railway (109)</li> <li>◀ King George V Playing Field, Jarrow (Lindisfarne) (130)</li> <li>◀ Bede Burn Road (140)</li> <li>◀ Bishop Crescent (143)</li> <li>◀ Cherry Tree Walk (147)</li> <li>◀ Dundee Court (156)</li> <li>◀ Fountain Square (159)</li> <li>◀ Hebburn Hall Ponds (166)</li> <li>◀ School Street (184)</li> <li>◀ St Andrew's Street (186)</li> <li>◀ John Reid Road (242)</li> <li>◀ Jarrow Gateway (253)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Crawley Avenue (31)</li> <li>◀ Newlyn Drive (110)</li> <li>◀ Henderson Road (167)</li> <li>◀ Priors Road (182)</li> <li>◀ Tyne Point Industrial Estate (194)</li> <li>◀ Wellington Place (198)</li> </ul>
		<ul style="list-style-type: none"> <li>◀ Peel Gardens (41)</li> <li>◀ Mountbatten Ave (176)</li> <li>◀ Perth Green Youth Club (180)</li> <li>◀ Stirling Avenue (189)</li> </ul>
		<ul style="list-style-type: none"> <li>◀ Salcombe Avenue (114)</li> <li>◀ Cambridge Ave (146)</li> <li>◀ Falmouth Drive (158)</li> <li>◀ Kirkstone Avenue (216)</li> <li>◀ Stanhope Road (243)</li> </ul>

Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Carr-Ellison Park Play Area (96.1)</li> <li>◀ Monkton Dene Park Play Area (107.1)</li> <li>◀ Jarrow Riverside Park, Curlew Road Play Area (112.1)</li> <li>◀ West Park (Jarrow) Play Area (120.1)</li> <li>◀ Bishop Crescent Play Area (143.1)</li> <li>◀ Hebburn Hall Ponds Skate Park/MUGA (166.1)</li> <li>◀ Tyne Point Industrial Estate ~ Play Area (194.1)</li> <li>◀ Jarrow Gateway Play Area (253.1)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ School Street/Armitage Play Area (156)</li> <li>◀ Drewetts Park Play Area (99.1)</li> <li>◀ Dundee Court Play Area (156.1)</li> <li>◀ Lukes Lane Playing Field Play Area (252)</li> <li>◀ Lindisfarne Road Play Area (254)</li> </ul>
		<ul style="list-style-type: none"> <li>◀ Glen Street/Lincoln Court (211)</li> </ul>

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Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Drewetts Park (99)</li> <li>◀ Monkton Dene Park (107)</li> <li>◀ Jarrow Riverside Park, Curlew Road (112)</li> <li>◀ Springwell Park (116)</li> <li>◀ West Park (120)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Carr-Ellison Park (96)</li> <li>◀ Campbell Park (126)</li> </ul>
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Hebburn Riverside Park (&amp; KGV Playing Fields) (64)</li> <li>◀ Featherstone Grove (101)</li> <li>◀ Church Bank (127)</li> <li>◀ Land between A185 &amp; River Don (132)</li> <li>◀ Bowes Railway Path (174)</li> <li>◀ Prince Consort Industrial Estate (181)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Argyle Street (47)</li> <li>◀ Albert Road Green Corridor (138)</li> <li>◀ Inverness Road (168)</li> <li>◀ Mill Lane (172)</li> <li>◀ Shaftesbury Avenue (185)</li> <li>◀ Monkton Fell Woodland (239)</li> <li>◀ Former Monkton Cokeworks (240)</li> <li>◀ Bowes Railway Path (241)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Land adj to Aidan Court (245)</li> <li>◀ Rear of Ullswater Avenue (183)</li> <li>◀ Red House Road (245)</li> </ul>



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## Inner & Outer South Shields

Figure 3: Inner & Outer South Shields Quality and Value Matrix

Allotments			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Ashley Road Allotments (2)</li> <li>◀ Brinkburn Allotments (3)</li> <li>◀ Green Lane Allotments (6)</li> <li>◀ Harton Lane Allotments (8)</li> <li>◀ Northfield Allotments (17)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Lawrence Avenue Allotments (14)</li> <li>◀ Dean Walk Allotments (Private) (25)</li> </ul>
	Low		

Amenity greenspace			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ River Drive (43)</li> <li>◀ Arbeia Roman Fort (59)</li> <li>◀ Bents Recreation Ground (The Dragon) (93)</li> <li>◀ Cleadon Park Recreation Ground (128)</li> <li>◀ Gompertz Gardens (161)</li> <li>◀ King George V Playing Field (Galsworthy Road) (169)</li> <li>◀ St Hilda's Churchyard (187)</li> <li>◀ St Stephen's Gardens (188)</li> <li>◀ Trinity Walk (193)</li> <li>◀ Wawn Street (196)</li> <li>◀ Reed Street Amenity (230)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Laygate Street (171)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Marsden Lane (38)</li> <li>◀ Commercial Road (150)</li> <li>◀ Egerton Road (157)</li> <li>◀ Suffolk Gardens (190)</li> <li>◀ West Park Road (199)</li> <li>◀ Westmorland Road (201)</li> <li>◀ Laygate (231)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Lady's Walk (37)</li> <li>◀ Masefield Drive (39)</li> <li>◀ Belloc Avenue (142)</li> <li>◀ Brockley Avenue (144)</li> <li>◀ Bruce Close (145)</li> </ul>

Civic spaces			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ South Shields Market Place (60)</li> <li>◀ Sandhaven Amphitheatre (61)</li> </ul>	
	Low		

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Provision for children and young people		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Cleadon Park Recreation Ground MUGA (251)</li> <li>◀ Blenheim Walk (204)</li> <li>◀ Dacre Street North (206)</li> <li>◀ Dacre Street South (207)</li> <li>◀ Derby Terrace (208)</li> <li>◀ Devonshire Street (209)</li> <li>◀ All Saints/ Stanley Street Play Area (251)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Cornwallis Square (205)</li> </ul>

Parks and gardens		
	Quality	
	High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Bents Park (92)</li> <li>◀ Robert Readhead Park (113)</li> </ul>
	Low	

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Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Little Haven Beach (49)</li> <li>◀ Sandhaven Beach (51)</li> <li>◀ Frenchman's Lea (63)</li> <li>◀ Temple Memorial Park (65)</li> <li>◀ Trow Lea (66)</li> <li>◀ Harton Down Hill LNR (105)</li> <li>◀ West Hawton Mineral Line (233)</li> </ul>	
	Low		<ul style="list-style-type: none"> <li>◀ Hartford Road (165)</li> <li>◀ Newton Garths (234)</li> </ul>

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## South

Figure 4: South Quality and Value Matrix

Allotments			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ East View Allotments (5)</li> <li>◀ Hedworth Lane Allotments (10)</li> <li>◀ Highcroft Allotments (11)</li> <li>◀ Orchard Gardens Allotments (Private) (26)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Ash Grove Allotments (1)</li> <li>◀ Dipe Lane Allotments (4)</li> <li>◀ Holder House Allotments (13)</li> <li>◀ Marina Terrace Allotments (15)</li> <li>◀ Myrtle &amp; Beech Allotments (16)</li> <li>◀ Arthur Street Allotments (23)</li> </ul>
	Low		

Amenity greenspace			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Kings Meadow (36)</li> <li>◀ Durham Drive (100)</li> <li>◀ Watson Terrace (136)</li> <li>◀ Avondale Gardens (139)</li> <li>◀ North Road (154)</li> <li>◀ Wark Crescent (195)</li> <li>◀ Barnes Rec Ground (197)</li> <li>◀ Whitburn Mill (202)</li> <li>◀ New Road Park, Boldon (248)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Fieldway (102)</li> <li>◀ Hedworth Lane (129)</li> <li>◀ Mundles lane (177)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>◀ Hubert Street (153)</li> <li>◀ Western Terrace (200)</li> <li>◀ Farding Square (210)</li> <li>◀ The Leap (236)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Holland Park Drive (33)</li> <li>◀ Reginald Street (42)</li> <li>◀ Owen Drive (46)</li> <li>◀ Winchester Court (48)</li> <li>◀ Wilton Gardens North (155)</li> <li>◀ Glencourse (160)</li> <li>◀ Hardie Drive (164)</li> <li>◀ Heather Close (214)</li> <li>◀ Kitchener Terrace (225)</li> </ul>

Provision for children and young people			
	Quality		
	High	Low	
Value	High	<ul style="list-style-type: none"> <li>◀ Durham Drive Play Area (100.1)</li> <li>◀ Coulthard Park Play Area (121.9)</li> <li>◀ Avondale Gardens (139.1)</li> <li>◀ Mundles lane Play Area (177.1)</li> <li>◀ New Road Park, Boldon (248.1)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Cornthwaite Park Play Area (97.1)</li> <li>◀ Disco Field Play Area (98.1)</li> <li>◀ Grange Park Play Area (103.1)</li> <li>◀ Watson Terrace Play Area (136.1)</li> <li>◀ North Road Skate area (154.1)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Grampian Estate (212)</li> </ul>

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Parks and gardens			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Cornthwaite Park (97)</li> </ul>	<ul style="list-style-type: none"> <li>◀ Disco Field (98)</li> <li>◀ Grange Park (103)</li> <li>◀ Coulthard Park (121)</li> <li>◀ Coronation Park (151)</li> </ul>
	Low		

Natural and semi-natural greenspace			
		Quality	
		High	Low
Value	High	<ul style="list-style-type: none"> <li>◀ Marsden Beach (50)</li> <li>◀ Whitburn Point (67)</li> <li>◀ Marsden Old Quarry LNR (106)</li> <li>◀ Cleadon Hills LNR (122)</li> <li>◀ Tilesheds LNR (124)</li> <li>◀ Rackly Way (134)</li> <li>◀ Station Burn LNR (135)</li> <li>◀ Boldon Lake (247)</li> </ul>	<ul style="list-style-type: none"> <li>◀ West Boldon Environmental Education Centre (123)</li> <li>◀ Calf Close Lane (125)</li> <li>◀ Nailsworth Close (178)</li> <li>◀ Tilesheds Piggery (227)</li> <li>◀ Green Man Plantation (229)</li> <li>◀ Colliery Wood (235)</li> </ul>
	Low		<ul style="list-style-type: none"> <li>◀ Cotswold Lane (152)</li> <li>◀ Cotman Gardens (228)</li> <li>◀ Hedworth Dene (238)</li> </ul>