



AW/DS/NE2227

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22 January 2013

South Tyneside Council
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT AT TRINITY SOUTH – OPEN SPACE ASSESSMENT

Keepmoat Homes has submitted a detailed planning application for the residential development of 222 properties of land at Trinity South, South Shields, following the approval in 2009 of application reference ST/0588/09/OUT. The purpose of this letter is to provide an update to the Open Space Assessment submitted with the original 2009 application in order to reflect changes in planning policy and the detailed development proposal. For your ease of reference, the previous Open Space Assessment is appended to this letter.

The adopted local planning policies at the time of the previous application were the South Tyneside Core Strategy (adopted June 2007), the saved policies of the Unitary Development Plan (1999), the South Shields Town Centre and Waterfront Area Action Plan (November 2008) and the Planning Obligations and Agreements Supplementary Planning Document (SPD5, October 2008). In respect of National Planning Policy, the planning policy statements and planning policy guidance notes relevant to the determination of the previous application have subsequently been superseded by the National Planning Policy Framework (NPPF, March 2012). With particular regard to open space, the NPPF continues the previous national policy approach, with paragraph 73 highlighting the importance of access to high quality open spaces. This paragraph goes on to set a requirement for planning policies to be based upon robust and up-to-date assessments of need for open space, sport and recreation facilities, which should in turn be used to determine what open space, sport and recreation provision is required.

At a local level, South Tyneside Council has subsequently adopted a number of additional documents within its Local Development Framework, although none of the new Development Plan Documents or SPDs are of direct relevance to the provision of open space associated with this new planning application.

SPD5 on Planning Obligations and Agreements (October 2008) sets a number of standards for the provision of open space, as used in the Open Space Assessment for the previous application. However, the SPD advises that these standards have been provided pending the completion of the Council's Open Space Strategy. The Open Space Strategy was subsequently published in April 2009. The table below shows how the standards have varied between those set in SPD5 and subsequently updated in the Open Space Strategy (the standards are given in hectares per 1,000 population).



	Children's Play Area	Sports Pitches	Other Public Open Space	Total
SPD5 (2008)	0.7	0.81	1.87	3.38
Open Space Strategy (2009)	0.15	0.7	2.99	3.84

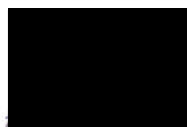
The development proposed by this new application seeks detailed consent for 222 dwellings, compared to the 401 approved under the previous outline application. According to the figures provided in the 2010/11 Annual Monitoring Report for South Tyneside, there are an average of 2.21 residents per household. For the proposed development, this would equate to approximately 491 new residents. By way of updating the conclusions of the previous Open Space Assessment in respect of the updated provision standards and revised quantum of development, this equates to a need for the provision of:

- 0.07 hectares of children's play areas;
- 0.34 hectares of sports pitches; and
- 1.47 hectares of other public open space.

In respect of the layout proposed by the planning application, the site will provide a total of 0.67 hectares of public open space, including a 0.46 hectare linear park and a 0.04 hectare equipped play area. Given the extent of existing open space provision in the locality of the application site, as set out in detail in the previous Open Space Assessment, it is considered that the level of proposed onsite provision is sufficient to meet the needs arising from the new development. It is important to note that the onsite provision for this new application equates to approximately 3.03ha per 1,000 population, compared to provision of only 1.04 ha per 1,000 population proposed by the previous scheme, which remains extant. The Open Space Strategy had been published at the time of the previous application's determination. Therefore, as this revised application will be assessed against the same criteria and standards, the significant increase in open space provision per proposed resident represents a clear enhancement over the extant consent.

We trust the above will allow you to progress this application which includes a wide variety of other planning benefits, such as affordable housing, regeneration of a brownfield site within the riverside area and delivery of various local economic benefits.

Yours faithfully
for Signet Planning



ALASTAIR WILLIS
Senior Planner

Appendix B

Open Space Assessment



Entec

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March 2009

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Memorandum

To Helen Lynch
Development Control
South Tyneside Council

From Clair Battersby

Date 15 January 2009

Our Reference

Copy Claire Cardinal

Subject TRINITY SOUTH/SOUTH SHIELDS RIVERSIDE OPEN SPACE

1. EXISTING OPEN SPACE FOR SOUTH SHIELDS RIVERSIDE

Table 1 below lists all of the existing areas of open space identified for South Shields Riverside and shows the respective sizes of these areas.

Table 1 Existing Open Space Provision (Within Riverside Red Line Site Boundary and Off-Site but within 500m)

Open Space Area	Current Open Space Size
Harton Staithes	A 20,064m ²
St Hildas	B 3,773m ²
St Bedes School	C 4,714m ²
Windmill Hill	D 4,305m ²
Holy Trinity Church site / Cycleway	E 21,485m ²
Childrens Playground St Marks Way	F 2,594m ²
Open Space Corner of Laygate and Western Approach	G 1,830m ²
Open Space Corner of Reed Street / Western Approach	H 3,667m ²
Childrens Play Area Dacre Street (x2)	I 1,605m ²
Open Space Delaval Court	J 2,076m ²
Incidental Public Open Space at Eldon Street	K 1,159m ²
West Park	L 19,446m ²
Childrens Play Area at Derby Terrace	M 1,542m ²
Total Current Open Space: 88,260m² (8.82ha)	

The existing open spaces, figure 1, identified above includes:

TRINITY SOUTH/SOUTH SHIELDS RIVERSIDE OPEN SPACE

- 4 children's play areas (Dacre Street / Derby Terrace / St. Mark's Way)
- 6 areas of incidental public open space (Holy Trinity / Laygate / Reed Street / Windmill Hill / Eldon Street / Delaval Court)
- 1 neighbourhood park with allotments (West Park)
- 1 school playing field (St. Bede's School)
- 1 small pocket park (Land at St. Hilda's Church)
- 1 area of remediated land which has greened over (Harton Staithes)

It can be concluded that there is adequate open space for the existing community. However, it seems that the majority of these open spaces are only intended to serve the needs of the immediate surrounding residents and are not of a quality neighbourhood or sub-district standard. West Park, which is a neighbourhood park, has been identified as the only site within the wider study area which will attract users from a larger area as it offers a good range of sports facilities and is a high quality well maintained public open space. Beyond this park we are only aware of the main district park at Sea Road and Pier Parade on the sea front, as well as open space along the coastal pathway area, however both of these locations are sufficiently far from the Riverside area, in terms of general walking distance, to make daily use for Riverside residents unlikely. Therefore there is a strong and clear need for a similar facility within the Riverside area.

2. PROPOSED OPEN SPACE FOR SOUTH SHIELDS RIVERSIDE

The proposed redevelopment of South Shields Riverside includes a mix of uses – residential, employment, leisure and retail. For the purposes of this note it is useful to set out the mix of residential tenure proposed – table 2.

Table 2 – Approximate Mix of Residential Tenure in South Shields Riverside and Trinity South

Tenure Mix	1 bed flat	2 bed flat	2 bed house	3 bed houses	4/5 bed house	TOTAL
South Shields Riverside	176 20%	192 20%	129 10%	234 20%	281 30%	1012 100%
Trinity South	72 20%	74 20%	15	84 20%	156 40%	401 100%

As part of the redevelopment of the Riverside at South Shields there will be a number of areas of open space provided. In order to ascertain whether this amount of open space is adequate the expected new population of the Riverside Masterplan Area needs to be considered. Based upon the most up to date guidance available¹ an average household size is 2.15 persons (mid 2004

¹ SPD 5: Planning Obligations and Agreements

TRINITY SOUTH/SOUTH SHIELDS RIVERSIDE OPEN SPACE

census estimates). A total of 1,012 homes proposed in this scheme would therefore equate to an expected population at the Riverside (including Trinity South) of 2,176 people. Relevant when establishing the amount of sports pitches and other public open space required in the Masterplan area.

In accordance with the most up to date guidance² the provision of children's play space is 15sqm per family dwelling (2 beds plus), there are 836 2-bed plus units equating to a total of 1.25ha of children's play space required.

On the basis of the provision laid out in SPD5 there will be a need for 7.08ha of open space for the expected new population at South Shields Riverside, this breaks down as:

- 1.25ha of children's play areas;
- 1.76ha of sports pitches; and
- 4.07ha of other public open space.

Figure 2 illustrates the total amount of new areas of open space to be provided in the Masterplan area, totals 7.88ha. Thus illustrating an adequate provision of open space within the proposed regeneration area.

3. EXISTING OPEN SPACE AT TRINITY SOUTH

Table 3 below lists all of the existing areas of open space identified within 500m of Trinity South development site and shows the respective sizes of these areas, illustrated in Figure 3.

Table 3 Existing Open Space Provision within 500m of Trinity South

Open Space Area	Current Open Space Size
Windmill Hill	D 4,305m ²
Holy Trinity Church site / Cycleway	E 21,485m ²
Childrens Playground St Marks Way	F 2,594m ²
Open Space Corner of Laygate and Western Approach	G 1,830m ²
Open Space Corner of Reed Street / Western Approach	H 3,667m ²
Childrens Play Area Dacre Street x2	I 1,605m ²
West Park	L 19,446m ²
Total Current Open Space: 54,932m² (5.49ha)	

The existing open spaces identified above include:

² SPD 5: Planning Obligations and Agreements

TRINITY SOUTH/SOUTH SHIELDS RIVERSIDE OPEN SPACE

- 2 children's play areas (St. Mark's Way and Dacre Street)
- 4 areas of incidental public open space (Holy Trinity / Laygate / Reed Street / Windmill Hill)
- 1 neighbourhood park (West Park)

Whilst it has been identified that there is currently no open space within the Trinity South development area, it is apparent that there are a number of areas of open space, that total 5.49 ha in close proximity to the site which future residents of Trinity South will be able to make use of. This exceeds the Councils requirement of 3.38ha of open space per 1,000 population with 5.49ha of existing open space in close proximity to Trinity South.

4. PROPOSED OPEN SPACE AT TRINITY SOUTH

The proposed requirement of open space provision for the expected new population of Trinity South of 862 persons³ (assuming 401 dwelling units) is 2.81ha. There are 329 2-bed plus units. In accordance with the open space breakdown set out in SPD5, this converts to:

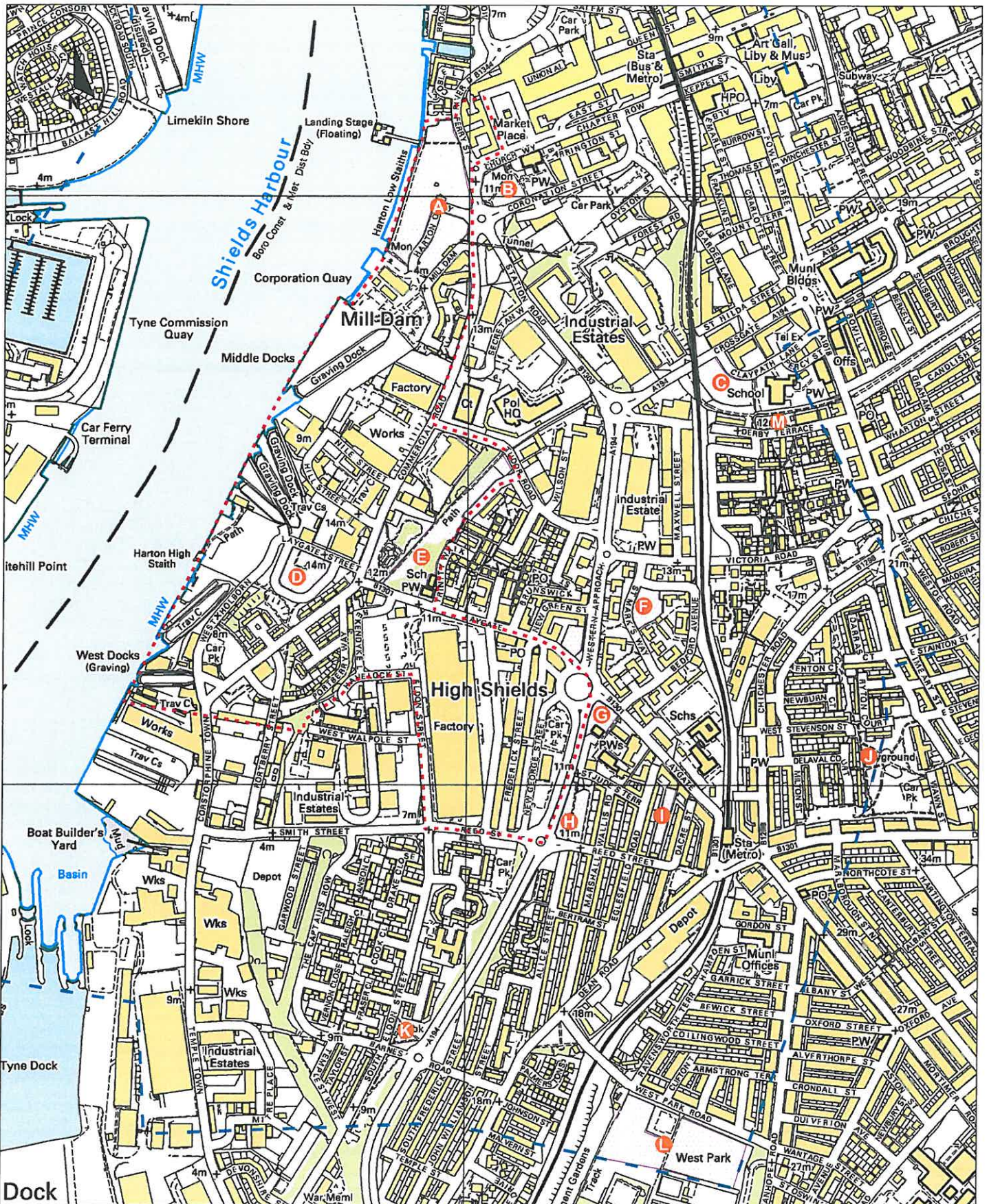
- **0.5ha** of children's play areas (based on 15sqm per family unit)
- **0.70 ha** of sports pitches; and
- **1.61ha** of other public open space (this could take the form of open grassed, wooded or landscaped land, local parks, parkland and small amenity areas greater than 0.2ha in size)

Within these categories, the most critical to provide is children's play space, as SPD5 requires that all resident children should be within 400m of play space facilities. The original indicative design figure 4 calculates the provision of 0.9 ha of green space which is split into several areas, as indicated. A revised indicative design, figure 5, provides one space of 0.3ha (as indicated) and several additional spaces that combine to exceed requirements. It is therefore considered that the provision of children's play could be provided on site. Whilst the remaining requirements for the new population of Trinity South of 0.70ha for sports pitches and 1.61ha of other public open space will need to be provided off-site as part of the wider Masterplan area.



CLAIR BATTERSBY
SENIOR CONSULTANT

³ based upon an average household size of 2.15 persons taken from SPD5 and mid 2004 Census estimates



- Key**
- Study area
 - 500m buffer
 - Open spaces

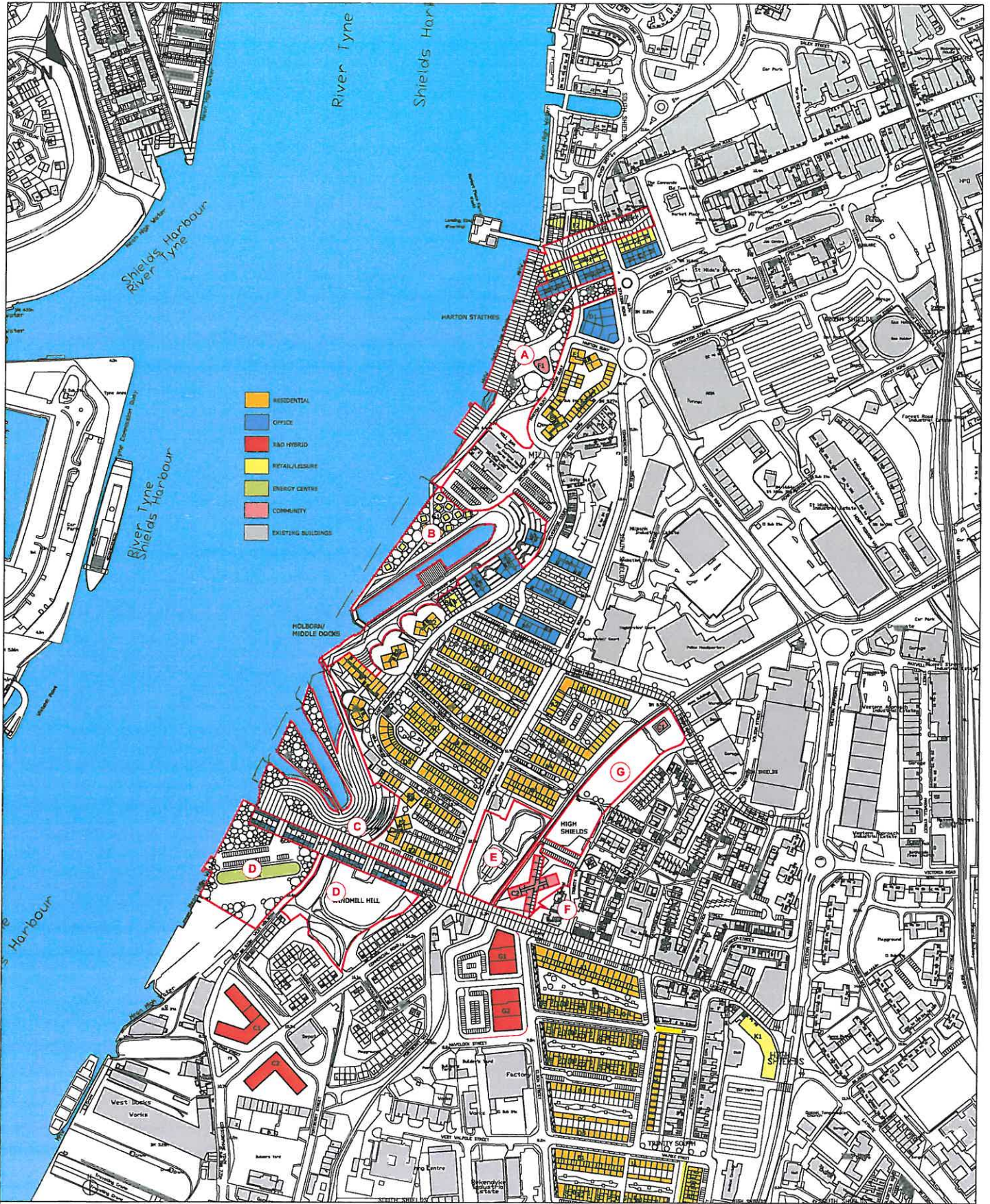
Trinity South

Figure 1
Current Open Space Provision

January 2009
24148-R14.dwg pathn

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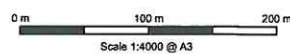
Key

Site boundary

- A = 17140m² (1.714ha)
- B = 15098m² (1.509ha)
- C = 14815m² (1.481ha)
- D = 15454m² (1.545ha)
- E = 6101m² (0.610ha)
- F = 2679m² (0.267ha)
- G = 7626m² (0.762ha)

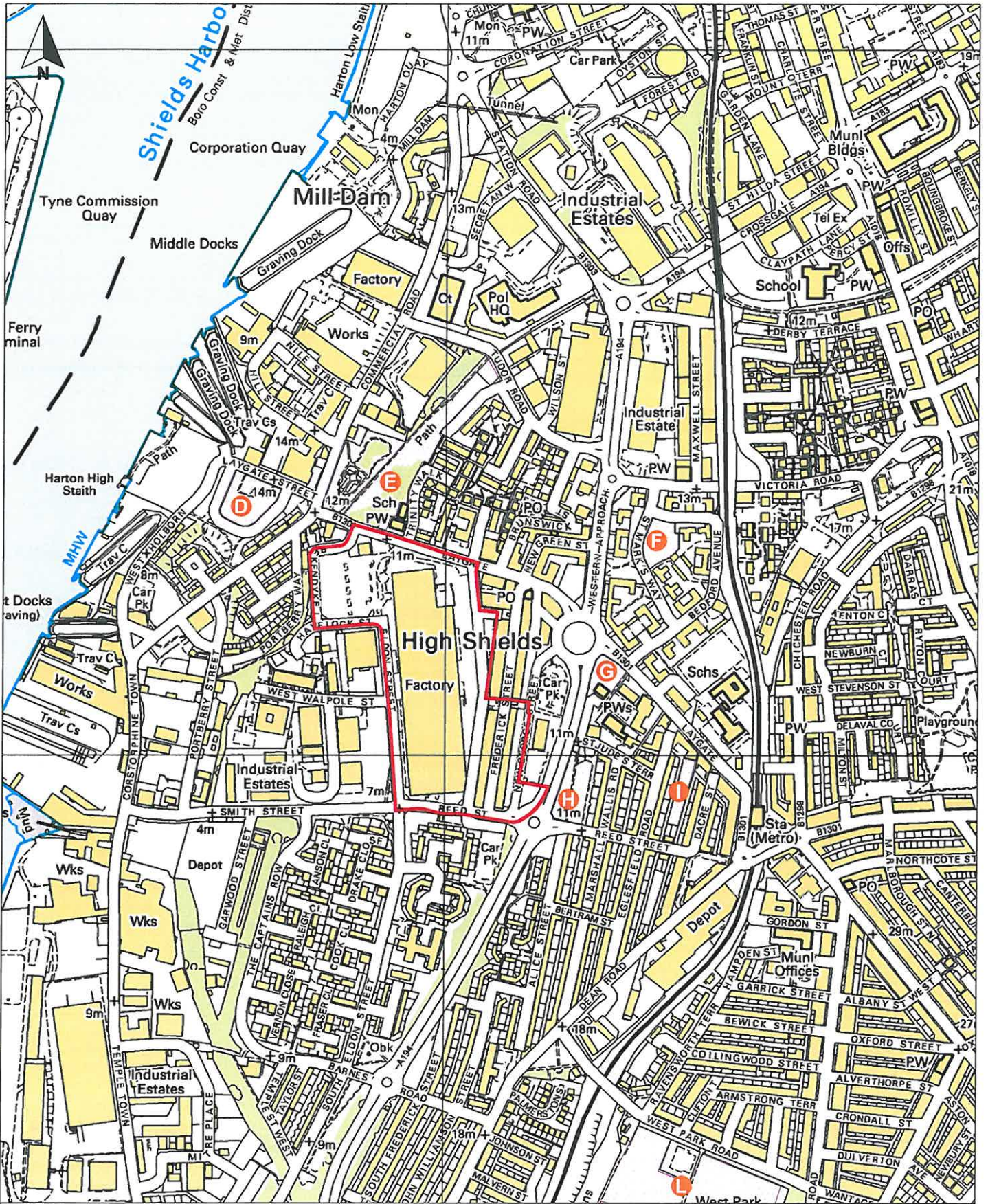
Trinity South

Figure 2
Area Measurements



January 2009
24148-R15.dwg patin





- Key**
- Site boundary
 - Open spaces

Trinity South

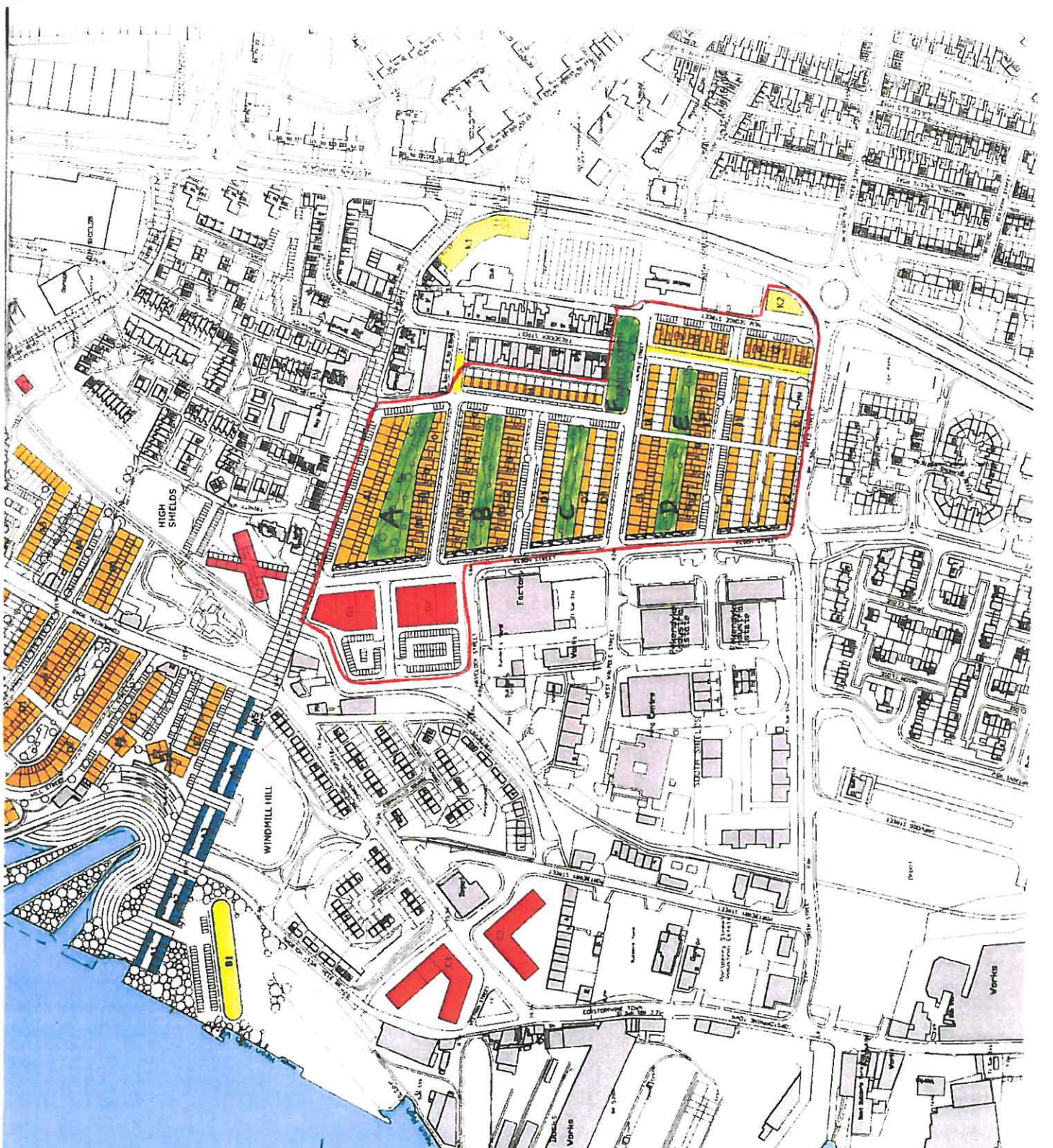
Figure 3
Current Open Space Provision at Trinity South

0 m 300 m
Scale 1:5000 @ A3

January 2009
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SIZES
 A = 0.25 ha
 B = 0.17 ha
 C = 0.14 ha
 D = 0.12 ha
 E = 0.08 ha
 F = 0.14 ha
 G = 0.09 ha

River Shields Harbour

FIGURE 4

SEW

Scale of A1
 2000

0 50 100 150 200

Scale of A1
 2000

0 50 100 150 200



Figure 5

Southfields Riverside Strategic Development Framework

sew

20 Bowling Green Lane London EC1N 8BD 020 7549 1730 sew@agrestwest.com agrestwest.com

Trinity South Framework Plan Open Spaces Plan

drawing number 0037 TrinitySouth_02.dgn Revision 01

date 04/17/2008 Scale 1:1000

© 2008 SEW
0 10 20 50 100 150 200m