

# OPEN SPACE ASSESSMENT

## New Housing

Land at Salcombe Avenue, Jarrow

24 January 2016



# PREAMBLE

This Open Space Assessment was prepared by CEAD Architects to accompany the planning application for 20 new residential units on the Open Space at Salcombe Avenue.

# INTRODUCTION

## 1.1 Scheme Name and Site Address

1.1.1 New affordable housing at Salcombe Avenue, Jarrow

1.1.2 Site Address:

Land at Salcombe Avenue, Jarrow, South Tyneside, NE32 (nearest postcode NE32 3SN)

Easting 433679 Northing 564426

## 1.2 Client/Applicant

1.2.1 South Tyneside Housing Ventures Trust

## 1.3 Proposed Development

1.3.1 Erection of 20 new dwellings including 10 bungalows, 4 houses and 6 apartments

## 1.4 Site Description and Context

1.4.1 The site is located about 1km to the south-east of Jarrow Town Centre and is directly east of the A19. It is currently classed as Public Open Space, although the site itself consists of rough grass. It is an elongated site that abuts the curve of Salcombe Avenue. To the south is the main body of the POS which has mown grass and several paths crossing it. To the north are some existing bungalows, with the end property's gable facing onto the site.

1.4.2 Although the site itself is relatively level it quickly slopes significantly to the west. There is then a tree belt with the A19 beyond. On the opposite side of Salcombe Road to the east are two story-semi-detached houses. Currently there is a path that runs diagonally across the site from north-west to south-east at around the centre point of the site.

# 1 NATIONAL PLANNING POLICY

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- 1.4.1 Following adoption of the National Planning Policy Framework (NPPF) in 2012, and various Coalition Government interventions to stimulate the planning process, Governmental policy on the delivery of affordable housing continues to be subject to review and consultation. Local authorities are required to be permanently updating local policy to keep pace with national policy changes, frequently implemented via the National Planning Practice Guidance (NPPG).
- As a prerequisite paragraph 74 of the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:
  - An assessment has been undertaken, which has clearly shown the site to be surplus to requirements.
  - 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.
  - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

## 2 LOCAL PLANNING POLICY

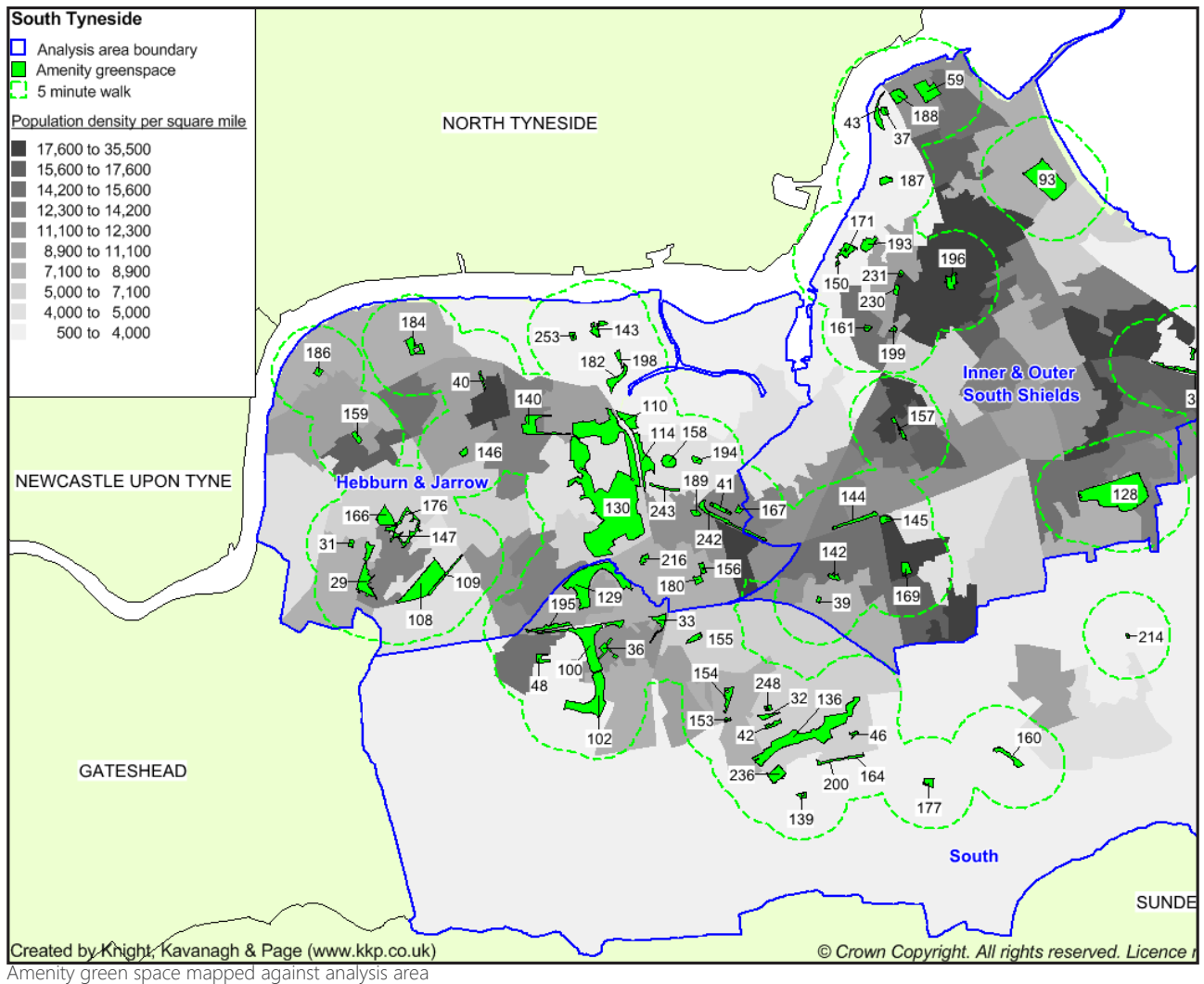
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- 2.4.1 South Tyneside Council is currently in the process of completing a new Local Plan. This has passed through the issues and options stage with the aim to formally adopt it in Winter 2018/19. It is still subject to Secretary of State review.
- 2.4.2 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).
- 2.4.3 The most recent document is the 'South Tyneside Open Space Assessment' which is dated September 2015. This was carried out by the consultancy Knight Kavanaugh and Page and utilises a broad range of quantitative GIS and qualitative (site visits etc) data to complete the assessment.
- 2.4.4 This assessed both the quantity, quality and type of provision of green and leisure space.

### South Tyneside Open Space Assessment - Sept 2015

- 2.4.5 Availability:** The report states: 'In general, respondents consider the availability of provision to be above average. Most rate it as either very good or good. Typologies such as the coast/beach (91%), parks (70%) and riverside paths (66%) are viewed as good/very good in terms of availability.'
- 2.4.6 It highlights that: 'The only typologies rated not to be good or very good for availability are teenage provision and allotments. As noted earlier both are a niche form of provision and tend not to stimulate much consideration in the wider public eye other than for the specific users of such sites.'
- 2.4.7 Quality:** The report states: 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.

2.4.8 Focusing in on the green space mapping the study identified the following sites (as shown on the map below).



Amenity green space mapped against analysis area

2.4.9 These mapped sites were then investigated in more detail and a composite score was developed for each green space based on the approved methodology. This resulted in scores for Quality and for Value.

2.4.10 These are set out below. Particularly poorly performing sites are highlighted in red. The site at Salcombe Avenue (114) has low scores for both Quality and Value and is highlighted in red.

Site ID	Site name	Analysis area	Quality score	Value score
29	Beresford Avenue	Hebburn & Jarrow	42.2%	23.0%
31	Crawley Avenue	Hebburn & Jarrow	33.9%	22.0%
32	Ernest Street	South		
33	Holland Park Drive	South	33.3%	17.0%
36	Kings Meadow	South	44.1%	23.0%
37	Lady's Walk	Inner & Outer South Shields	17.8%	17.0%
38	Marsden Lane	Inner & Outer South Shields	49.9%	18.0%
39	Masefield Drive	Inner & Outer South Shields	39.1%	18.0%
40	Oak Street	Hebburn & Jarrow	43.1%	33.0%
41	Peel Gardens	Hebburn & Jarrow	44.9%	18.0%
42	Reginald Street	South	31.4%	17.0%
43	River Drive	Inner & Outer South Shields	43.8%	28.0%
46	Owen Drive	South	24.8%	11.0%
48	Winchester Court	South	39.7%	17.0%
59	Arbeia Roman Fort	Inner & Outer South Shields	71.2%	60.0%
93	Bents Rec. Ground (The Dragon)	Inner & Outer South Shields	52.1%	34.0%
100	Durham Drive	South	43.9%	24.0%
102	Fieldway	South	30.6%	29.0%
108	Monkton Lane	Hebburn & Jarrow	46.8%	28.0%
109	Monkton Lane Disused Railway	Hebburn & Jarrow	43.8%	30.0%
110	Newlyn Drive	Hebburn & Jarrow	32.9%	22.0%
114	Salcombe Avenue	Hebburn & Jarrow	39.9%	18.0%
128	Cleadon Park Recreation Ground	Inner & Outer South Shields	64.2%	39.0%
129	Hedworth Lane	South	36.6%	23.0%
130	King George V Playing Field, Jarrow (Lindisfarne)	Hebburn & Jarrow	43.8%	44.0%
136	Watson Terrace	South	43.1%	34.0%
139	Avondale Gardens	South	49.2%	23.0%
140	Bede Burn Road	Hebburn & Jarrow	43.4%	33.0%
142	Belloc Avenue	Inner & Outer South Shields	38.3%	14.0%
143	Bishop Crescent	Hebburn & Jarrow	55.8%	23.0%
144	Brockley Avenue	Inner & Outer South Shields	38.8%	13.0%
145	Bruce Close	Inner & Outer South Shields	38.8%	19.0%
146	Cambridge Ave	Hebburn & Jarrow	35.8%	13.0%
147	Cherry Tree Walk	Hebburn & Jarrow	42.4%	22.0%
150	Commercial Road	Inner & Outer South Shields	41.0%	13.0%
153	Hubert Street	South	53.2%	18.0%
154	North Road	South	42.4%	23.0%
155	Wilton Gardens North	South	27.7%	11.0%
156	Dundee Court	Hebburn & Jarrow	45.5%	39.0%
157	Egerton Road	Inner & Outer South Shields	48.1%	18.0%
158	Falmouth Drive	Hebburn & Jarrow	33.5%	13.0%
159	Fountain Square	Hebburn & Jarrow	62.8%	25.0%
160	Glencourse	South	31.0%	13.0%
161	Gompertz Gardens	Inner & Outer South Shields	49.3%	23.0%
164	Hardie Drive	South	35.5%	17.0%

### 3 SITE CHARACTER AND SCOPE OF PROPOSALS

- 3.4.1 The proposed site area takes up a thin area of land directly adjacent to Salcombe Avenue. It is effectively a buffer strip between the housing and the A19. The land falls away significantly towards the A19 and there is a diagonal path down towards it that leads to a crossing point across the A19.
- 3.4.2 Most of the site is currently covered in rough grass. It is not fenced and there is no seating or equipment on it.
- 3.4.3 The main body of the total green space in this area is approximately 3 hectares. The area of coverage for the proposal is approximately 0.55 hectares.



Aerial map of the wider area surrounding the site.



Aerial map of the local area surrounding the site.



Aerial view of the site showing Falmouth Drive POS to the right, Jarro Cemetary to the left and the larger body of the Salmcombe Ave POS to the lower middle of the image.



View of Salcombe Avenue POS from the northern edge of the site looking south.





View of Salcombe Avenue POS at the bottom of the slope adjacent to the A19 looking up towards the existing housing on Salcombe Avenue.



View of Salcombe Avenue POS at the bottom of the slope adjacent to the A19 looking north.

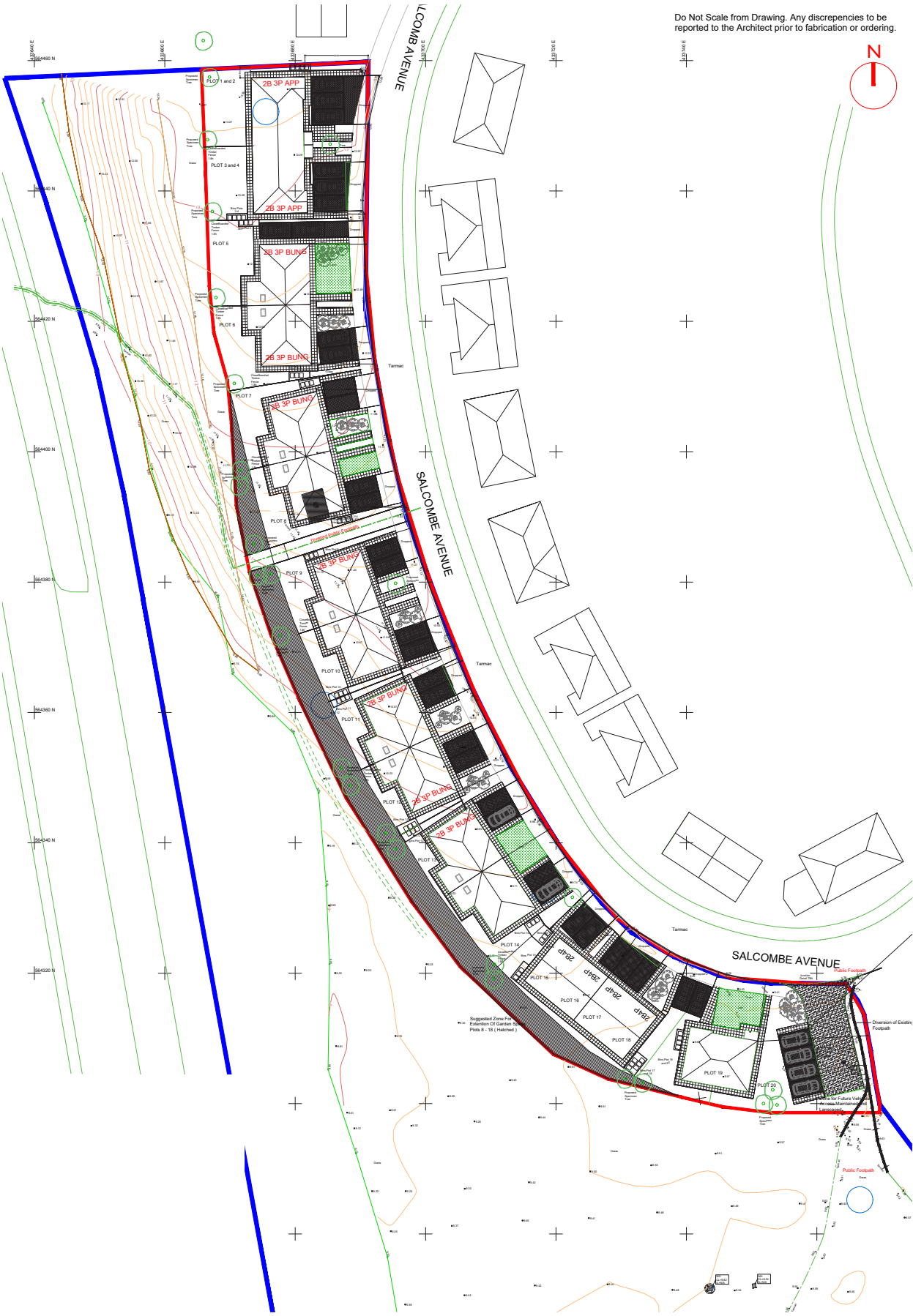


View from the main body of the Salcombe Ave POS looking north.



View from the main body of the Salcombe Ave POS looking south.

Do Not Scale from Drawing. Any discrepancies to be reported to the Architect prior to fabrication or ordering.



A site layout showing the proposed new dwellings.

- 3.4.4 The largest useable area of the green space is to the south and this is better maintained with the grass being mown. During the site visit it was this area that dog walkers seemed to use.
- 3.4.5 As can be seen from the aerial maps above, nearby residents have excellent access to green space. There is the large area at Salcombe Avenue, but also within a 5minute walk, Brixham Crescent to the west as well as Falmouth Drive. Immediately across the A19 is Jarrow Cemetary and a large open green space immediately to the south of that. There is thus extensive nearby provision of a similar nature.

## 4 CONCLUSIONS

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- 4.4.1 The proposal is for affordable housing for which is fulfilling an identified need in the area.
- 4.4.2 The Salcombe Avenue POS was identified in the Open Space Assessment as being of poor quality both in Quality and Value terms.
- 4.4.3 It will utilise the poorest area of the current open space and in quantitative terms will still leave the majority of the existing provision intact.
- 4.4.4 In addition to the larger remaining portion of the Salcombe Ave open space, there are several other significant areas of Public Open Space available within a 5 minute walk.
- 4.4.5 The existing pedestrian route will be maintained (albeit slightly diverted) and is incorporated into the design.
- 4.4.6 The cumulative effect of the new development on the green open space will thus be negligible.



