

# Temple Memorial Park Sports Grounds

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**Open Space and Playing Pitch  
Assessment**

**Tolent Living Ltd and Persona**

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## 1.0 Introduction

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This Open Space and Playing Pitch Assessment has been produced to support the proposed relocation of the South Shields and Westoe Sports Club to Temple Memorial Park, and the development of their existing Sports Ground for residential development.

The assessment will review the current planning policy position within which the proposals will be reviewed against, as well as assessing the existing provision and demand at both the current South Shields and Westoe Sports Club and Temple Memorial Park, and assess the replacement provision of sports pitches proposed.

This assessment should be read in conjunction of both the planning application for 79 residential units at the South Shields and Westoe Sports Club, as well as the planning application for the replacement sports ground at Temple Memorial Park. The two planning applications are linked, and this assessment and its conclusions are relevant for both planning applications.

Pre-application engagement has taken place with Sport England in relation to the overall scheme, and this is planned to continue throughout the determination period of the applications to which this report relates.

## 2.0 Site and Surroundings

The two sites relating to this proposed development are the sports grounds of the South Shields and Westoe Sports Club, located south off Dean Road, South Shields, and the Temple Memorial Park, which is a large area of open space bounded by King George Road, John Reid Road, Nevinson Avenue and Whiteleas Way, South Shields.

Figure 1 below shows the location of the South Shields and Westoe Sports Club:



Figure 1: Site Location of the South Shields and Westoe Sports Club

The sports ground currently comprises of a rugby pitch, cricket square, three external tennis courts (with an additional four courts which are historic and not in current use), club house, squash courts and car park. The existing vehicular and pedestrian access to the site is taken from Dean Road to the north, with an additional club only pedestrian and cycle access off Hartington Terrace.

The site is bordered by residential properties to the east, south and west, with a mix of commercial uses and residential properties located to the north, off Dean Road. The wider locality is densely populated with South Tyneside College located to approximately 150m to the east off St George’s Avenue, and the Sports Ground is located within the Westoe Conservation Area, in particular the Recreation Ground Character Area, reflecting its use for sport and recreation.

Figure 2, overleaf, shows the location of the Temple Memorial Park:



Figure 2: Site Location of Temple Memorial Park

Temple Memorial Park covers a vast area of approximately 73 hectares, however over half of this is overgrown vegetation, with formal and informal walking routes often used by dog walkers, which are visible as desire lines throughout the Park

The Temple Memorial Park includes the Temple Park Centre within its grounds, which is a leisure centre facility providing facilities for football, squash, and badminton, as well as a skate park and a single floodlit artificial turf pitch. There is also an ancillary car park for uses of the park.

The more open area of land within the park is towards the east, with regular maintenance ensuring the grass is cut, and there are playing pitches marked out for use to the south, and a play park to the north. Vehicular access is off John Reid Road to the north and is access only, with egress on to King George Road to the east. There are several pedestrian and cycle access points throughout the park.

The wider site is boarded by a mix of uses, with residential on all sides, South Tyneside District Hospital to the north, South Shields School to the south, and the former Temple Park Junior School to the south west. The South Shields Community Fire Station is located along the northern boundary, opposite the hospital.

The distance between the two sites is approximately 1.5 miles, and can be accessed directly by travelling north/south along King George Road, as seen in Figure 3 overleaf.

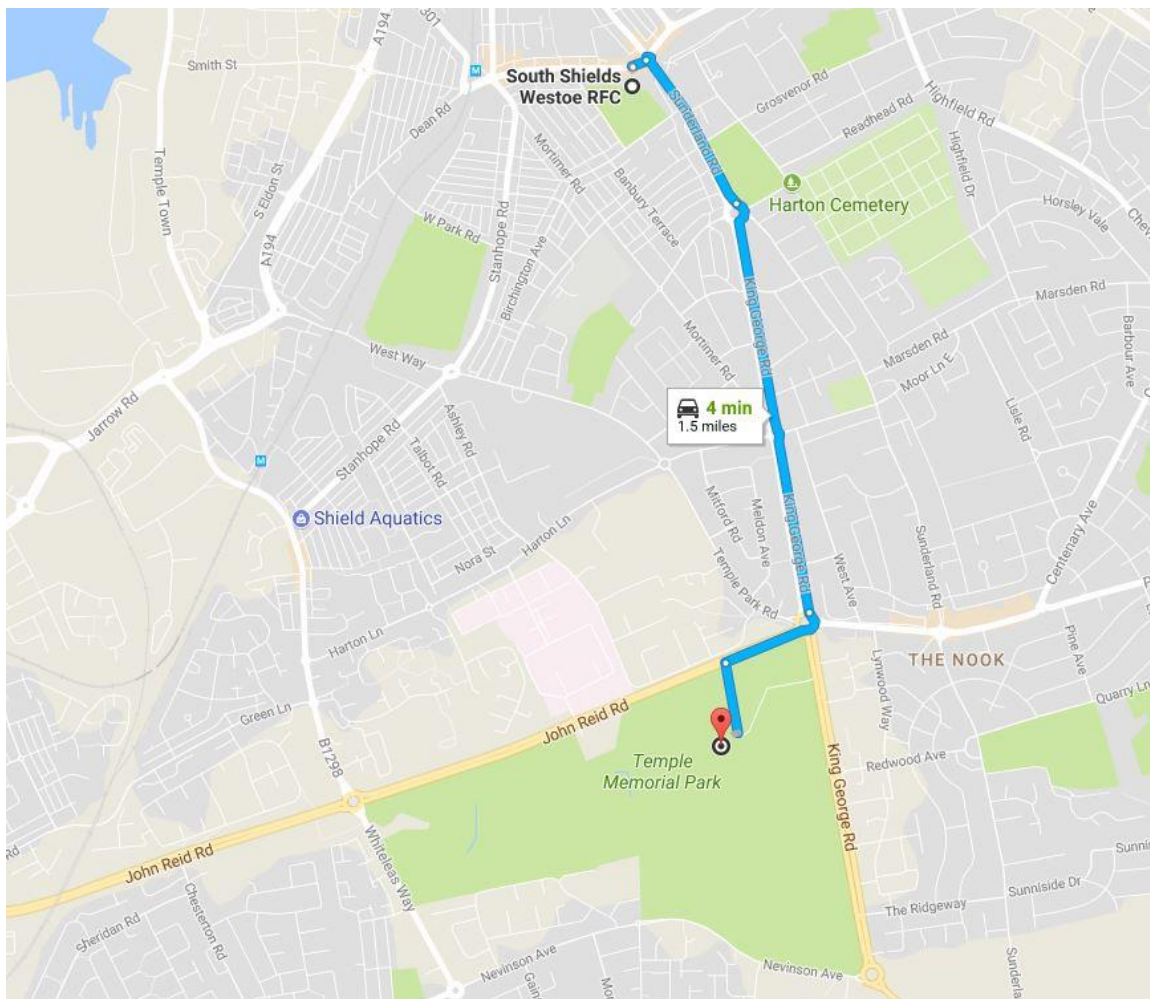


Figure 3: Distance between the two sites

## 3.0 Planning Policy Review

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This section sets out the relevant Planning Policy context within which the Open Space and Playing Pitch Assessment should be considered. Planning Policies are listed at National and Local levels. For both of these, the policies considered to be the most relevant to open space and sport and recreation are outlined.

### National Planning Policy

In 2012, the National Planning Policy Framework (NPPF) was published, taking the form of a new document, which sets out the Government's Planning Policies for England and how they should be applied. The paragraphs of the NPPF which are relevant to this application are detailed in this section.

Paragraph 70 states that planning decisions made by local authorities should plan positively for the provision of shared space and community facilities, including sports venues, but should also guard against the unnecessary loss of valued facilities which would reduce the community's ability to meet its day to day needs. The paragraph also states the local authority should ensure an integrated approach considering the location of housing, economic uses and community facilities and services.

Paragraph 73 identifies that high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. This is supplemented by paragraph 74, which states that:

*“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss. “*

The NPPF defines Open Space as:

*“All open space of public value, including not just land, but also areas of water...which offer important opportunities for sport and recreation and can act as a visual amenity”*

The NPPF defines Playing Fields as:

*“The whole of a site which encompasses at least one playing pitch as defined in the Town and County Planning (Development Management Procedure) (England) Order 2010.*

The Town and County Planning (Development Management Procedure) (England) Order 2010 has since been superseded in 2015. Schedule 5 of the 2015 DMPO retains the same definition as the 2010 DMPO, and includes the following definition in relation to a playing pitch:



*“a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo”*

### **Local Policy**

The NPPF makes it clear that a Local Authority's development plan is the starting point for decision making, so long as the plan is in accordance with the NPPF. South Tyneside Council's current Local Plan is the South Tyneside Local Development Framework. This is made up of a suite of documents which all carry weight in the decision-making process.

The Core Strategy was adopted in June 2007 and contains policy SC6: Providing for Recreational Open Space, Sport and Leisure.

The policy states that the Local Authority will promote the provision of high quality recreational open space, playing fields and outdoor sporting and play facilities through protecting and improving quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the Borough.

The Site Specific Allocations document was adopted in April 2012. This document allocates the South Shields and Westoe Sports Club as being a mixed-use development opportunity under Policy SA1. The document identifies that the South Shields and Westoe Sports Club have a desire to relocate from their existing site and that a largely residential development would be considered appropriate.

Policy SA7 sets out the Local Authority's position with regard to Green Infrastructure and Recreational Opportunities. The Local Authority will aim to protect and enhance parks, recreational open space and playing fields in the borough, and will support proposals for outdoor sport, recreation and leisure uses and ancillary development.

Policy SA9 identifies the South Shields and Westoe Sports Club as being suitable for development of approximately 75 residential units.

The Temple Memorial Park is identified on the proposals map as being a site for Strategic Recreational Open Space and Playing Fields.

The Green Infrastructure Strategy Supplementary Planning Document was adopted in February 2013. It identifies Temple Memorial Park as a District site for the provision of Parks and Open Spaces. These are spaces which have the potential to attract visitors from outside the borough and could be developed into a destination site. The SPD3 states that there should be 1.08ha of District Level Parks and Open Space per 1000 population.

In terms of playing provision, the SPD3 identifies that there is currently over provision of rugby pitches, even when assessed against the anticipated 2026 demand, but that whilst the cricket square provision is currently adequate, it would not meet anticipated demand from 2021 onward. The recommended local standard for playing pitch provision per 1000 population is 0.53, and this figure is currently exceeded within the Local Authority. The South Shields and Westoe Sports Club and Temple Memorial Park are identified in SPD3 as being outdoor sports facility sites with community access.

The site was also further assessed more recently within the South Tyneside Strategic Land Review (2016) which forms part of South Tyneside Council's evidence base for future site allocations in the emerging Local Plan, and assesses the South Shields and Westoe Sports Club as being suitable for redevelopment pending the relocation of the Sports Club, and identifies an estimated capacity of 84 residential units.

The South Tyneside Playing Pitch Strategy is a supporting document to adopted Local Planning Policy. It sets out current playing pitch provision in the borough, establishes demand, and provides recommendations relating to the management and enhancement of existing sites and this document was last updated in 2015.

### **Sport England**

The Town and County Planning (Development Management Procedure) (England) Order 2015 states that any development which:

- (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or
- (ii) is on land which has been—
  - (a) Used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or
  - (b) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or
- (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface

Should be subject to consultation with the English Sports Council. The English Sports Council is known as Sport England, and it has its own policies in relation to protecting playing fields.

As stated in the Sport England Planning Policy Statement – A Sporting Future for the Playing Fields of England, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies:

E1- A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site

E4 - The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Sport England published an updated draft of their aims and objectives for consultation in July 2017. The aim outlined in the document is

*“to provide places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active”.*

There are three objectives that are proposed to meet the objective:

- Protect - To seek to protect the right opportunities in the right places;
- Enhance - To enhance opportunities to be active through better use of existing provision;
- Provide - To provide new opportunities to meet the needs of current and future generations.

Sport England have also published a revised Playing Fields Policy and Guidance document for consultation. The wording and terminology has been updated, however Sport England will continue to oppose the granting of planning permission for development which would lead to the loss of land used or allocated for use as a playing field, unless one or more of the five exceptions are met.

## 4.0 Assessment

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This Section of the report sets out the existing and proposed sports pitch provision across the sites which are relevant to the planning strategy. This section assesses the provision in the context of planning policy and legislation as described in Section 3.

### **Background**

A planning application has been prepared for the proposed development of 79 housing units at the existing South Shields and Westoe Sports Club. One of the purposes of the housing development is to deliver the funds necessary for the provision of the new sports facilities, in order to ensure that it can continue as a competitive and viable club and safeguard its future for use by the community. As part of this, the current sports facilities for South Shields and Westoe Sports Club are proposed to be relocated to Temple Memorial Park, and more specifically the southernmost part of the park, bounding Nevinson Avenue.

Additionally, sports facilities will be separately provided within Temple Memorial Park, to the north of the Temple Park Centre. The exact planned provision is detailed in Table 1.

#### Application 1 (Westoe Sports Ground)

A Full Planning Application is being submitted to South Tyneside Council in support of the proposed development of 79 housing units.

#### Application 2 (Temple Memorial Park)

This application includes provision at Temple Memorial Park for the replacement of playing pitch and sports facilities which will be lost at South Shields and Westoe Sports Club. This application will include additional playing pitch provision for South Shields and Westoe Sports Club and will seek to bolster the facilities which are publicly accessible in line with the Playing Pitch Strategy and advice from Sport England.

#### Potential Application 3 (North Temple Memorial Park)

This application is for the relocation and provision of two senior football pitches and one junior football pitch north of the Temple Park Leisure Centre. Ahead of submission, consultation with the Local Authority and with relevant consultees has been undertaken, including Sport England, the FA, and the RFU.

### Existing and Proposed Sports Provision

The existing provision across both sites is shown in the table 1, and in figures 4 and 5, below. Football (red), Rugby (amber), Cricket (violet), Tennis (yellow), Squash (blue).

Proposed re-provision of sports facilities at Temple Memorial park set out below will be supplemented by a club house and patio area, a marquee area, a ground keeper’s store, and car parking. The proposal will augment the quality and breadth of facilities at Temple Park – elements not shown in Table 1 include the addition of floodlighting, improved changing facilities, and provide pitches to an equivalent or better quality.

Table 1 Existing and Proposed Sports Pitch Provision

Location	Provision
<b>Existing</b>	
South Shields and Westoe Sports Club	<ul style="list-style-type: none"> <li>• 1 x Rugby pitch</li> <li>• 1 x Cricket square incorporating 11 wickets of which 1 is an artificial turf wicket</li> <li>• 3 x Artificial Tennis Courts*</li> <li>• 2 x Squash courts</li> </ul>
Temple Memorial Park	<ul style="list-style-type: none"> <li>• 1 x Senior (11v11) Football pitch</li> <li>• 1 x Junior (9v9) Football pitch</li> <li>• 1 x Senior Rugby pitch</li> </ul>
<b>Proposed</b>	
Temple Memorial Park (Replacement SSWSC)	<ul style="list-style-type: none"> <li>• 1 x Senior Cricket Square incorporating 16 wickets</li> <li>• 1 x Rugby Pitch</li> <li>• 2 x Dual use Football and Rugby pitch**</li> <li>• 3 x Tennis Courts</li> </ul>
Temple Memorial Park Area 1	<ul style="list-style-type: none"> <li>• 2 x Senior (11v11) Football pitch</li> <li>• 1 x Junior (9v9) Football pitch</li> </ul>

\*Four additional Asphalt tennis courts a marked within the site however these are currently not in use.

\*\* Both dual use pitches would be used for community football use, with one of dual use pitches used as a rugby pitch and the other dual use pitch used for rugby training.



Figure 4 Existing Provision at Temple Memorial Park



Figure 5 Existing Provision at Westoe Rugby Club

Key	Football	Rugby	Cricket	Tennis	Squash
Colour					

## **Assessment against Planning and Sport England Policy**

Any re-provision of sports facilities must accord with the Planning Policy and Guidance set out in section 3 of this report. The development of South Shields and Westoe Sports Club will be discussed first, and the development at Temple Memorial Park will be discussed second.

### **South Shields and Westoe Sports Club Assessment**

#### The South Tyneside Council 2015 Playing Pitch Strategy (December 2015)

The 2015 PPS provides *'a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2015 and 2037, in line with population projections'*. It has been highlighted within the Playing Pitch Strategy that the South Shields and Westoe Sports Club is running above capacity, and its current level of membership indicates that the club requires additional playing pitches to meet its demand. It is quite clear due to the constrained nature of the South Shields and Westoe Sports Club site that expansion is not an option due to insurmountable site constraints. Therefore, the Playing Pitch Strategy explores a scenario of relocating the South Shields and Westoe Sports Club to Temple Park.

The Playing Pitch Strategy also sets out the overplay which is experienced at each facility. The Westoe site experiences 'a large amount of overplay' in terms of cricket play. There is also a clash with cricket due to the rugby pitch overmarking the cricket outfield. In terms of Rugby there is overplay on the site by 0.5 match equivalents each week. In terms of Tennis, Westoe Tennis Club which is located on-site reports that it is near capacity and also reports latent demand for additional court access.

The opportunity to relocate the South Shields and Westoe Sports Club to Temple Park includes replacement facilities which are a significant improvement on those which are currently available. This improvement includes flood lights, the construction of a new clubhouse, a greater quantum of parking, as well as better security.

The RFU have identified that the existing rugby pitch is of poor quality, and currently the cricket outfield forms part of the rugby pitch, which means during the cross over period between winter and summer sports seasons, it is not possible for a rugby match and a cricket match to be played at the same time. In line with guidance from Sport England, the proposed pitch quality proposed at the new Sports Club will be a significant improvement on the existing provision, and will be able to accommodate rugby and cricket matches to be played at the same time.

#### National Planning Policy Framework

As noted in section 2 of this report, paragraph 73 of the NPPF requires the re-provision of existing pitches with replacement facilities of equivalent or better quality and quantity. The proposal to re-provide South Shields and Westoe Sports Club at Temple Memorial Park takes account of this requirement as noted in table 1, with the addition of additional ancillary facilities beyond those which exist at the current site and improvements in the quality of changing room facilities.

#### South Tyneside Local Development Framework

Local Planning Policy promotes the provision of high quality recreational open space, playing fields and outdoor sporting and play facilities through protecting and improving quantity, quality and accessibility of open space and

outdoor sports, leisure and children's play facilities throughout the Borough. This is a requirement of South Tyneside Core Strategy Policy SC6. This, again, is noted in section 2 of this report.

It is considered that when factors including the current over-play of pitches at South Shields and Westoe Sports Club, the site's inability to satisfy its membership needs, and the poor quality changing facilities on-site are considered, the proposal fully aligns with the Local Authority's vision.

The South Shields and Westoe Sports Club site is allocated in the Site-Specific Allocations document for mixed use development under Policy SA1. The document acknowledges the club's desire to relocate from their existing site to allow the site to be development in line with policy.

#### Sport England Policy and Consultation Response

As noted in Section 2 of this report, there is a requirement for Sport England to be consulted during the determination of this Proposal. It is considered that the proposed re-provision of sports facilities at Temple Park not only meets Sport England exception 'E4', but provides a significant opportunity to improve the quality of facilities which are available.

Feedback from Sport England has highlighted the fact that although playing field is being lost at Temple Park, there are gains around the quality of provision and greater capacity for the respective sports played by members of the South Shields and Westoe Sports Club.

#### Conclusion

As evidenced, the South Shields and Westoe Sports Club is running above capacity and their existing sports ground cannot accommodate the level of demand. The existing pitches are of poor quality and ancillary facilities, there is significant over-play, and the site's ancillary facilities are not fit for purpose.

The proposed relocation of the Sports Club to Temple Memorial Park will result in significant and demonstrable benefits, allowing for dedicated pitches which are of good standard, which do not overlap, and ancillary facilities that are fit for purpose. The provision of an additional rugby pitch and training area are additional benefits not currently afforded to the club in their existing location, and the increase in wickets in the proposed cricket square will meet the demand and resolve the existing overplay.



## Temple Memorial Park Assessment

### The South Tyneside Council 2015 Playing Pitch Strategy

Insofar as it relates to the sports facilities at Temple Memorial Park and Temple Park Centre (Sites 37 and 38 respectively), the Strategy states that both sites are 'Key Centres' which is defined as centres of borough-wide importance which are strategically located, accommodate two or more pitches, have good ancillary facilities on site, and have the potential to operate as a central venue.

The Strategy states that there is unmet demand in the borough for grass football pitches. Temple Memorial Park is specifically singled out as having the capability to have an increase in pitches. The Strategy states that there are currently 5 grass football pitches and 1 artificial floodlit pitch at Temple Memorial Park (the latter being located at the Temple Park Centre). The strategy states that there is physical capacity for 8 pitches to be accommodated on site, but that this is not possible because of issues relating to ground subsidence and lack of ancillary facilities.

A site visit undertaken in November 2017 has confirmed that there are presently 3 pitches on site, and are of poor quality. The existing site suffers from issues with ground subsidence, and there is a lack of changing and parking facilities, which overall has resulted in the teams being relocated from Temple Memorial Park and playing matches elsewhere. There is also an existing issue relating to security and maintenance, with the pitches currently subject to use by motorbike/quadbikes, uneven pitch marking, and uneven goalposts. At the time of writing the northern most rugby posts at Temple Memorial Park have collapsed and the pitch is not currently available for use.

*Photographs from Temple Memorial Park (November 2017)*





The Playing Pitch Strategy states that the option of providing the replacement South Shields and Westoe Sports Club at Temple Park would require as a minimum the relocation or re-provision of one 9v9 football pitch and four 11v11 football pitches.

The proposed development will provide the re-provision through the delivery of 2 x Senior Football pitches and 1 x Junior Football to the north of Temple Park Leisure Centre, and 2 x dual use pitches as part of the South Shields and Westoe Sports Club development at Temple Park.

The two dual use pitches would be made available for community football use, therefore securing the overall provision of four senior and one junior football pitch at Temple Memorial Park and this is considered to respond to the necessary demand when assessed against the Playing Pitch Strategy and the existing provision. The existing use of Temple Memorial Park for one Senior Rugby pitch is also considered to be accommodated for by the provision of one of the dual use pitches, which will have use as a Rugby pitch.

The playing pitches proposed will be at least of equal quality to those currently available at Temple Memorial Park.

#### National Planning Policy Framework

As noted in section 2 of this report, paragraph 73 of the NPPF requires the re-provision of existing pitches with replacement facilities of equivalent or better quality and quantity. This proposal takes account of this requirement as noted in table 1, by incorporating South Shields and Westoe Sports Club within Temple Memorial Park, ensuring no existing pitches at Temple Memorial Park are lost, and by adding extra ancillary facilities beyond those which exist at the current site.

#### South Tyneside Local Development Framework

As discussed in section 2, the Temple Memorial Park site (to which the facilities are proposed to be re-provided) is identified as being a site for Strategic Recreational Open Space and Playing Fields.

When the above local policy requirements are taken into account, it is considered that the planning strategy involving the re-provision of facilities from South Shields and Westoe Sports Club site to the Temple Park site fulfils policies SA1, SA9, and the designation of the Temple Memorial Park site as a location for Strategic Recreational Open Space and Playing Fields.

The loss of publicly accessible open space at Temple Park is acknowledged, however this is not considered to impact the community. Indeed, the South Tyneside *SPD3: Green Infrastructure Strategy Supplementary Planning Document* sets out a standard district-wide requirement for 1.08ha of District Level Parks and Open Space per 1000 population. When this is applied locally it is considered there is an existing over-provision of existing Open Space, particularly in the south of the built-up area. Appendix 1 visualises this, and demonstrates the acceptability of the land at Temple Park for the development of playing pitches.

#### Sport England Policy

As noted in Section 2 of this report, there is a requirement for Sport England to be consulted during the determination of this Proposal. It is considered that the proposed re-provision of sports facilities at Temple Park meets Sport England exception 'E4' by providing equivalent or better re-provision. There is a proposed increase

on the number of pitches, and improvement to parking and changing facilities is anticipated. Use of the clubhouse will be made available for the dual use pitches.

#### Conclusion

The existing provision on site is 1 x Senior Football pitch, 1 x Junior Football pitch and 1 x Senior Rugby Pitch, however the proposed re-provision will be in line with standards outlined in the South Tyneside Playing Pitch Strategy and provide 4x Senior Football pitches and 1 x Junior Football Pitch. The existing rugby pitch will be re-provided as part of the relocation of South Shields and Westoe Sports Club to Temple Memorial Park. The addition of changing facilities, parking, use of clubhouse and improvement in quality of pitches provided in line with feedback from Sport England.

## 5.0 Open Space Assessment

### Assessment of Open Space Provision

The South Tyneside *SPD3: Green Infrastructure Strategy Supplementary Planning Document* sets out minimum and maximum quantum of open space on a ‘per head of population’ basis. It identifies that there should be 1.08ha of *District Level Parks and Open Space* per 1000 population. These are defined as ‘parks and formal open space of at least 30ha which provides general facilities for recreational activity within a landscaped setting’.

Across South Tyneside, District Level Parks and Open Space total 378.23 hectares as identified below in Table 2:

Table 2: Assessment of District Level Park within South Tyneside

Site Name	Site Area (Ha)
Hebburn Riverside Park and Playing Fields, Hebburn	39.8
King George V Playing Fields, Lindisfarne, Jarrow	47.5
Temple Park Memorial Park and playing fields, South Shields	76.4
The Leas	169.95
Station Burn LNR/Colliery Wood, Boldon Colliery	44.58
Total:	378.23

The population of South Tyneside was 148,127 according to the 2011 Census (ONS, 2011). When total District Level Parks and Open Space area is considered, there is 2.6 hectares of District Level Parks and Open Space available per 1000 population. This is significantly greater than the required 1.08 hectares per 1000 population

The site of the proposed re-provision falls within Temple Memorial Park, which is identified in Table 2 as a District-level Park with a total site area of 76.4 hectares. The proposed development will necessitate the loss of approximately 13 hectares of this Park. When the removal of 13 hectares of space is taken into account to accommodate the proposed development at Temple Memorial Park, there would be a total of 63.4 hectares of Open Space available at the Park. With this in mind, a residual total of 365.23 hectares of District Level Park space would be available at across South Tyneside for a population of 148,127. This is equal to 2.5 hectares of *District Level Parks and Open Space* per 1000 population. This is, again, significantly greater than the required 1.08 hectares per 1000 population.

It is therefore considered that, despite the proposed development, more than enough provision of *District Level Parks and Open Space* will exist to meet the requirements of the South Tyneside *SPD3: Green Infrastructure Strategy Supplementary Planning Document*.

### National and Local Planning Policy

The assessment undertaken in this section has demonstrated that there is a more than adequate level of provision of Open Space in the borough despite the proposed development. The proposal is for enhanced alternative sports and recreational development. It is therefore considered that the proposed development accords fully with Paragraph 74 of the National Planning Policy Framework, and with Policies SC6 and SA7 of the Local Development Framework.

The use of the site for sport is well established, the loss of some open space isn't detrimental the quality of the park overall. Provision of sports facilities on the site has already been considered as part of the local plan evidence base, and the use of this site for this purpose is, on balance, acceptable in planning terms. It is therefore considered that the proposal is acceptable in the context of national and local planning policy.

## 6.0 Conclusion

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This report has considered the existing provision of playing pitch facilities at South Shields and Westoe Sports Club, and has set out the proposed re-provision of facilities at Temple Memorial Park. The acceptability of the development of residential units at the South Shields and Westoe Sports Club site has been confirmed through planning policy, as has the principle of re-locating the sports facilities elsewhere. The Temple Memorial Park site has been identified as a suitable location in the context of Local Planning Policy and Guidance, and it has been proven that the wider aims of Sport England guidance have been met in full.

The proposal will augment the quality of the existing sporting facilities at Temple Memorial Park, whilst re-providing facilities which are due to be lost at South Shields and Westoe Sports Club. Overall, the development proposals at Temple Park will add floodlighting, improved changing facilities, and provide pitches to an equivalent or better quality.

It is considered that, in addition to the range of benefits that the proposed residential development will bring to South Tyneside, the 'hub' effect of centralising the facilities at Temple Memorial Park will lead to an uplift in the quality of ancillary facilities to benefit the local community more widely, without causing a detrimental loss of Open Space in the district. The South Tyneside Playing Pitch Strategy identifies that there is unmet demand for grass football pitches in the Borough, and highlights Temple Memorial Park as having the capability to have an increase in pitches. The proposed development will therefore meet the aim of expanding the provision of football facilities.

The loss of Open Space at Temple Memorial Park is acknowledged; however, it is considered that this does not prejudice the requirements set out in the level of open space required in the *Green Infrastructure Strategy Supplementary Planning Document*, and regard is therefore had to supplementary planning document guidance as well as planning policy and Sport England requirements.