



## STOCKTON-ON-TEES

## OPEN SPACES STRATEGY (PART 2)

MARCH 2017

QUALITY, INTEGRITY, PROFESSIONALISM

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# STOCKTON-ON-TEES OPEN SPACES STRATEGY

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# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## PART 1: INTRODUCTION

This is the Open Spaces Strategy prepared by Knight, Kavanagh & Page (KKP) for Stockton-on-Tees (SOT) Borough Council. It follows on from the preceding Open Space Assessment Report. Together the two documents provide an evidence base to help inform the future provision of open spaces in the Stockton-on-Tees area.

The evidence presented in this report should be used to inform local plan and supplementary planning documents. It will help to identify the deficiencies and surpluses in existing and future provision. In addition, it should help set an approach to securing open space facilities and improvements through new housing development.

### Scope

In accordance with best practice recommendations a size threshold of 0.2 hectares has been applied to the inclusion of some typologies within the study. This means that, in general, sites that fall below this threshold are not audited. The table below details the open space typologies included within the study:

Typology	Primary purpose
Urban Parks	Diverse range of opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness. Includes urban woodland and beaches, where appropriate.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Play areas	Playgrounds or other areas designed primarily for outdoor play. Usually designed for children but may be used by young people and families.
Informal sports facilities	Facilities such as multi-use games areas (MUGAs), kick walls, skate parks or other facilities used for informal games or activities. Usually designed for older children and young people, but may be used by others.
Allotments & community gardens	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
Cemeteries, churchyards and burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.

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## PART 2: ASSESSMENT REPORT SUMMARY

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

### ***Urban Parks***

- ◀ There are 13 parks in Stockton-on-Tees equating to over 122 hectares.
- ◀ Catchment gaps are noted in all analysis areas. The most significant gaps can be seen in the Yarm, Wynyard and Rural analysis areas.
- ◀ The majority of parks score above the threshold for quality. Only two sites score below the threshold: Blue Hall Recreation Ground and Primrose Hill Park. However, no major quality issues were highlighted during non-technical assessment.
- ◀ The highest scoring site for quality is Preston Park. This is due to the wide range of provision and ancillary facilities it contains and the reportedly excellent standards of maintenance.
- ◀ 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. Some sites also offer cultural and heritage value, educational value and economical value.

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

- ◀ Stockton-on-Tees has 55 natural and semi-natural greenspace sites covering over 908 hectares.
- ◀ Most natural and semi natural provision is located in the Rural Analysis Area (451.15 hectares) and the Stockton Analysis Area (244.15 hectares). As a result, these analysis areas also have the most provision per 1,000 head of population.
- ◀ The 20-minute walk time accessibility catchment shows there are some small catchment gaps in the Wynyard and Rural analysis areas.
- ◀ There are twelve designated LNRs in the Borough included within the assessment.
- ◀ Natural and semi-natural greenspace sites are of mixed quality: 43 of the 55 sites score above the quality threshold. Sites rating below the threshold often do so due to a lack of ancillary features and a lower standard of general appearance in comparison to other sites of the same typology.
- ◀ All sites are rated as above the threshold for value.
- ◀ Higher scoring sites for value, such as Charltons Pond, Wynyard Woodland Park, Portrack Marsh and Cowpen Bewley Woodland Park provide a range of opportunities and uses for visitors. They also provide opportunity for community involvement.

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## ***Amenity greenspace***

- ◀ There are 184 amenity greenspace sites in Stockton-on-Tees; over 235 hectares of amenity space.
- ◀ The analysis area with the largest amount of provision is Stockton. However, Billingham has the most provision per 1,000 population, with 2.42 hectares. Wynyard has the smallest amount of provision with 1.81 hectares. However, Ingleby Barwick has the least provision on a per 1,000 population basis (0.50).
- ◀ A 15-minute and 6-minute walk accessibility catchment has been set and reveals good coverage across Stockton-on-Tees. However, a number of catchment gaps are identified. These are discussed further in the strategy document.
- ◀ Overall amenity greenspaces quality is positive. Most sites (81%) rate above the threshold and only a handful face any specific issue.
- ◀ In addition to its multifunctional role, amenity greenspace makes a valuable contribution to visual aesthetics for communities – hence most sites (84%) rate above the threshold for value.
- ◀ Eleven sites are identified as rating low for quality and value.

## ***Play areas and informal sports facilities***

- ◀ There are 54 play area and informal sport facility sites in Stockton-on-Tees.
- ◀ Stockton Analysis Area currently has the most play units (246). However, Eaglescliffe has the highest number of play units per 1,000 head of population (18.16 play units).
- ◀ The 54 sites are given a designation of a destination site (4), neighbourhood site (20), doorstep site (24) or standalone informal sports facilities (6).
- ◀ Accessibility catchments vary depending on the play provision classification. Based on these there are identified gaps in catchment mapping across all forms of play provision. Therefore, looking to improve existing play provision so it serves a wider area, as well as looking into options to provide more play provision where possible could be explored.
- ◀ 59% of play sites are above the threshold for quality. All destination sites are above the quality threshold. In general, there are no major quality issues. The two lowest scoring sites, Bowesfield Play Area and Limbrick Avenue (Greenvale) Play Area, are described as being tired and dated.
- ◀ All play provision with the exception of two sites; Bowesfield Play Area and Limbrick Avenue (Greenvale) Play Area are rated high for value. Both sites below the value threshold are observed as having low levels of use. This is likely to be a result of the sites quality issues.

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## **Allotments**

- ◀ There are 21 allotments sites in Stockton-on-Tees: equating to more than 37 hectares.
- ◀ Most allotments are owned by the Council. However, only two are managed by the Council with the rest are managed by either an allotment association or parish council.
- ◀ Stockton-on-Tees as a whole is currently 8.28 hectares short of the NSLAG standard for provision. All analysis areas are below the standard with Stockton Analysis Area having the
- ◀ Catchment mapping identifies significant gaps in provision. Two analysis areas; Wynyard and Ingleby Barwick Analysis Areas currently have no allotment provision at all.
- ◀ There are waiting lists for allotments across Stockton-on-Tees suggesting that demand for allotments is not currently being met by supply.
- ◀ Despite a number falling below the quality threshold, for the majority of allotments quality is sufficient. Some quality issues on sites below the threshold include a lack of water supply, poor disabled access, insufficient controls to prevent illegal use, a lack of parking and a lower standard of maintenance and cleanliness e.g. plots and paths not being maintained
- ◀ 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 that continuing measures should be made to provide additional

## **Cemeteries, churchyards and burial grounds**

- ◀ Stockton-on-Tees has 21 cemeteries and churchyards: over 49 hectares of provision.
- ◀ There is a fairly even distribution of provision across Stockton-on-Tees.
- ◀ Whilst there is burial provision within the Borough, it is concentrated at two cemeteries (Thornaby and Billingham). There is a need to investigate options for future burials within Stockton and to the south of the Borough area.
- ◀ All cemeteries, churchyards and burial grounds rate as high for quality.
- ◀ All cemeteries, churchyards and burial grounds are assessed as high value in Stockton-on-Tees, reflecting that generally provision has a cultural/heritage role and provide a sense of place to the local community.

## **Green corridors**

- ◀ There is an extensive green corridor network covering the Borough, totalling over 155
- ◀ The majority (93%) of green corridors in the Borough score above the threshold for quality. The three sites which score below the threshold lack ancillary features and designated
- ◀ Green corridors are highly valued open spaces. They provide safe links between urban areas and other forms of green infrastructure, as well as easy access into the countryside.
- ◀ Green corridors also offer important habitat corridors and wildlife benefits.



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## PART 3: STANDARDS APPROACH

In order to identify areas of the borough well served by strategic greenspaces and where gaps in provision may potentially exist a standard based approach is utilised. These are set in terms of accessibility, quality and quantity and are used to determine potential deficiencies and surpluses for open space.

No accessibility or quantity standards are set for the typologies of cemeteries. Provision of this type should be determined by demand for burial space.

### 3.1: ACCESSIBILITY

Accessibility catchments 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. For the purposes of this process this problem is overcome by accepting the concept of 'effective catchments', defined as the distance that is willing to be travelled by the majority of users. For the purposes of this study, accessibility distances are informed from the results of the street and online survey consultation.

Guidance on appropriate walking distance and times is also offered by Fields in Trust (FIT) in its document *Beyond the Six Acre Standard* (2015). These guidelines have been converted in to an equivalent time period in the table below.

Table 3.1: FIT walking guidelines

Open space type	Walking guideline	Approximate time equivalent
Parks & Gardens	710m	9 minute
Amenity Greenspace	480m	6 minute
Natural & Semi-Natural Greenspace	720m	9 minute
Play areas & informal sports facilities	LAP	100m
	LEAP	400m
	NEAP	1,000m
	Other provision (e.g. MUGA, Skate park)	700m
		12 ½ minute
		9 minute

However, in order to make accessibility catchments more locally specific to Stockton-on-Tees, we propose using data from the survey consultation to help inform appropriate catchments in relation to how far individuals are willing to travel to access different types of open space provision.

The walking catchments for play areas has been applied to reflect that different forms of provision will have different levels of attraction. For instance, some smaller forms of provision are likely to be used on a more local basis. Larger and more expansive forms of play provision are likely to have a greater level of attraction; and consequently, individuals are more likely to be willing to travel further distances. In broad terms the LEAP classification used by Fields in Trust equates to a 'Doorstep' site, while most NEAPs equate to 'Neighbourhood' sites, with a few significant sites categorised as 'Destination'.

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Similarly, for amenity greenspace two different walk time catchments have been applied. Again, this is to reflect the variation in size and features of different forms of amenity greenspace and their level of appeal/use.

*Table 3.2: Accessibility catchments to travel to open space provision*

Typology		Applied catchment
Urban parks		20 minute walk time (1600m)
Natural & semi-natural greenspace		20 minute walk time (1600m)
Amenity greenspace		6 minute walk time (480m)
		15 minute walk time (1200m)
Play areas & informal sports facilities	Doorstep sites	5 minute walk time (400m)
	Neighbourhood sites	12 ½ minute walk time (1,000m)
	Destination sites	30 minute walk time (2400m)
	Informal sports facilities	15 minute walk time (1200m)
Allotments & community gardens		15 minute walk time (1200m)
Cemeteries, churchyards & burial grounds		No catchment set
Green corridors		No catchment set

No catchment is set for the typologies of green corridors or cemeteries, churchyards and burial grounds. This is because it is difficult to assess against catchment areas due to their nature and usage.

A 20-minute walk time is applied to urban parks and natural and semi-natural greenspace. This can be attributed to the area having a number of large publicly accessible natural areas such as Cowpen Bewley Woodland Park & Wynyard Woodland Park in the Rural Analysis Area, which people will be willing to travel a greater distance to access. This is most likely the case for other 'destination' sites such as Preston Park and Ropner Park, which fall into the urban parks typology.

### *Hierarchy of parks*

Using the concept of destination sites, a hierarchy of provision can be established for urban parks. This is based on the amount and type of ancillary provision which exists within each site and its level of attractiveness and use. It is already recognised that sites with a Borough wide significance provide a unique and vital role across Stockton-on-Tees.

The Companion Guide to PPG17 and the GLA London Plan offer some advice to site hierarchy levels. Using these, urban parks provision can look to be categorised as set out in Table 3.3.

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Table 3.3: Site hierarchy for urban parks

Hierarchy	Definition
<b>Strategic</b>	Such facilities are either so large or specialist there is no sense in trying to achieve a pattern of accessible provision across the authority. Such sites attract the highest number of users from across the authority but potentially also wider a field. Visitors are likely to access by car or public transport. Sites offer a combination of natural and recreational facilities to a high standard of quality.
<b>District</b>	Major facilities which tend to attract significant proportions of users from several parts of the local authority area (but not on a borough wide scale). Sites may provide a variety of natural and recreational features including sports, play for different ages and informal pursuits.
<b>Local</b>	Smaller facilities which tend to attract almost all its users from a particular area. Sites may provide one or two features or opportunities for use (i.e. play, sport).

Within Stockton-on-Tees this could mean the hierarchy of urban parks as follows:

Table 3.4: Urban parks hierarchy for Stockton-on-Tees

Hierarchy	Definition								
<b>Strategic</b>	<table border="0"> <tr> <td>◀ Preston Park</td> <td>◀ Ropner Park</td> </tr> </table>	◀ Preston Park	◀ Ropner Park						
◀ Preston Park	◀ Ropner Park								
<b>District</b>	<table border="0"> <tr> <td>◀ John Whitehead Park</td> <td>◀ Newham Grange Park</td> <td>◀ Romano Park</td> </tr> </table>	◀ John Whitehead Park	◀ Newham Grange Park	◀ Romano Park					
◀ John Whitehead Park	◀ Newham Grange Park	◀ Romano Park							
<b>Local</b>	<table border="0"> <tr> <td>◀ Allison Trainer Park</td> <td>◀ Primrose Hill Park</td> </tr> <tr> <td>◀ Blue Hall Recreation Ground</td> <td>◀ Trinity Gardens</td> </tr> <tr> <td>◀ Grangefield Park</td> <td>◀ Victoria Recreation Ground</td> </tr> <tr> <td>◀ Littleboy Park</td> <td>◀ Village Park</td> </tr> </table>	◀ Allison Trainer Park	◀ Primrose Hill Park	◀ Blue Hall Recreation Ground	◀ Trinity Gardens	◀ Grangefield Park	◀ Victoria Recreation Ground	◀ Littleboy Park	◀ Village Park
◀ Allison Trainer Park	◀ Primrose Hill Park								
◀ Blue Hall Recreation Ground	◀ Trinity Gardens								
◀ Grangefield Park	◀ Victoria Recreation Ground								
◀ Littleboy Park	◀ Village Park								

The hierarchy of provision should be considered when analysing quality and accessibility to provision. This should help to better inform where genuine gaps in provision may exist and where priorities for improvement should be focused. There are a number of country parks within the Borough which provide a similar type of provision to urban parks and it could be argued that they fit with the above hierarchy. Of particular note is Wynyard Woodland Park which fulfils a similar role/provision as the other strategic parks identified,

## 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 may be needed in order to provide comprehensive access to this type of provision.

## Implications and recommendations

Application of the accessibility catchments to open space sites is set out within the Open Space Assessment Report. A copy of the maps is provided in Appendix Two of this report.

The following tables provide a summary on the deficiencies identified from the application of the accessibility catchments. Alongside these, are the draft recommended actions as to how any catchment gaps could be met.

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## ***Billingham Analysis Area***

<b>Typology</b>	<b>Identified need (catchment gap)</b>	<b>Action</b>
Urban Parks	<ul style="list-style-type: none"> <li>Minor gap in catchment mapping to north of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Size of gap alone is unlikely to warrant new forms of provision; especially as area contains the District site of John Whitehead Park.</li> </ul>
	<ul style="list-style-type: none"> <li>Gap to southeast of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Area is industrial in use</li> </ul>
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>No significant catchment gaps identified</li> </ul>	n/a
Amenity greenspace	<ul style="list-style-type: none"> <li>Gap to southeast of settlement against both 6 and 15-minute walk time catchments</li> </ul>	<ul style="list-style-type: none"> <li>Area is industrial in use</li> </ul>
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>Minor catchment gap to centre of settlement area (including informal sport facilities)</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range of equipment at existing sites (i.e. Bonnington Crescent, Cowpen Bewley Woodland) could be explored in order to increase the catchment areas of sites.</li> <li>Addition of informal sports facilities to meet gap may not be warranted as area contains significant provision in the form of the wheeled facility at John Whitehead Park</li> </ul>
	<ul style="list-style-type: none"> <li>Gap to southeast of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Area is industrial in use</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>Minor gap in catchment mapping to north of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Size of gap alone is unlikely to warrant new forms of provision.</li> </ul>
	<ul style="list-style-type: none"> <li>Gap to southeast of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Area is industrial in use</li> </ul>

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## *Eaglescliffe Analysis Area*

Typology	Identified need (catchment gap)	Action
Urban Parks	<ul style="list-style-type: none"> <li>Minor gap in catchment mapping to southwest of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Size of gap alone is unlikely to warrant new forms of provision; especially as area contains the destination site of Preston Park.</li> </ul>
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>No significant catchment gaps identified</li> </ul>	n/a
Amenity greenspace	<ul style="list-style-type: none"> <li>Minor gap in 6-minute walk time catchment to north of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Size of gap alone is unlikely to warrant new forms of provision</li> </ul>
	<ul style="list-style-type: none"> <li>Catchment gap against 15-minute walk time identified across settlement</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range and quality of ancillary facilities at existing amenity sites in the settlement could be explored</li> </ul>
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>Minor gaps in catchment mapping identified (including informal sport facilities)</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range of equipment at existing sites (i.e. Amberley Way, Leven Close) could be explored in order to increase the catchment areas of sites.</li> <li>Addition of informal sports facilities to south of settlement will help to meet catchment gap. However, it may not be warranted as settlement contains significant provision in the form of the wheeled facility at Preston Park.</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>No catchment gaps identified</li> </ul>	n/a

## *Ingleby Barwick Analysis Area*

Typology	Identified need (catchment gap)	Action
Urban Parks	<ul style="list-style-type: none"> <li>No significant catchment gaps identified</li> </ul>	n/a
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>No significant catchment gaps identified</li> </ul>	n/a
Amenity greenspace	<ul style="list-style-type: none"> <li>No significant gaps identified against 6 minute walk time</li> </ul>	n/a
	<ul style="list-style-type: none"> <li>Minor catchment gap against 15-minute walk time identified to west of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range and quality of ancillary facilities at existing amenity sites in the area could be explored.</li> </ul>
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>Catchment gap in identified in terms of 'destination' play sites.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range of equipment at existing sites could be explored in order to increase the catchment areas of sites.</li> <li>Enhancing neighbourhood play sites like Romano Park should be considered as a priority.</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>Catchment gap identified across settlement</li> </ul>	<ul style="list-style-type: none"> <li>New provision should be sought to help meet catchment gap</li> </ul>

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## Rural Analysis Area

Typology	Identified need (catchment gap)	Action
Urban Parks	<ul style="list-style-type: none"> <li>Catchment gaps identified for the settlements of Carlton, Redmarshall, Long Newton, Kirkevington and Hilton.</li> </ul>	<ul style="list-style-type: none"> <li>Gaps alone are unlikely to warrant new forms of provision given areas are of less population density.</li> </ul>
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>Catchment gap identified across settlement of Kirkevington.</li> </ul>	<ul style="list-style-type: none"> <li>Gap alone is unlikely to warrant new forms of provision given area is of less population density.</li> </ul>
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>Catchment gap identified for the settlement of Redmarshall</li> <li>Minor gaps noted to Stillington, Long Newton and Kirkevington</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range of equipment at existing sites (i.e. West Street Stillington, Long Newton Recreation Ground, Kirkevington Pump Lane) should be encouraged and explored where possible.</li> </ul>
Amenity greenspace	<ul style="list-style-type: none"> <li>Catchment gaps against 6-minute walk time identified for settlements of Redmarshall and Hilton.</li> </ul>	<ul style="list-style-type: none"> <li>Gaps alone are unlikely to warrant new forms of provision given areas are of less population density.</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>Catchment gaps identified for the settlements of Carlton, Redmarshall, Long Newton, Kirkevington and Hilton.</li> </ul>	<ul style="list-style-type: none"> <li>Gaps alone are unlikely to warrant new forms of provision given areas are of less population density.</li> </ul>

## Stockton Analysis Area

Typology	Identified need (catchment gap)	Action
Urban Parks	<ul style="list-style-type: none"> <li>Minor catchment gap identified to the western boundary</li> </ul>	<ul style="list-style-type: none"> <li>Size of gap alone is unlikely to warrant new forms of provision</li> </ul>
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>No significant catchment gaps identified</li> </ul>	n/a
Amenity greenspace	<ul style="list-style-type: none"> <li>Catchment gaps against 15-minute walk times identified to the eastern boundary</li> </ul>	<ul style="list-style-type: none"> <li>Areas are industrial in use or less densely populated.</li> </ul>
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>Catchment gaps identified to the southwest of settlement (including informal sport facilities)</li> <li>Gap in 'neighbourhood' sites to south of settlement</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance the range of equipment at existing sites (i.e. Limbrick Avenue) could be explored in order to increase the catchment area.</li> <li>New provision may need to be sought to help meet catchment gap</li> <li>Area is served to some extent by 'destination' play site at Ropner Park. Opportunities to enhance the range of equipment at existing sites (i.e. Bowesfield) could be explored in order to increase the catchment areas of sites.</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>Catchment gaps identified to the western boundary</li> </ul>	<ul style="list-style-type: none"> <li>Two new forms of provision should be sought to help meet catchment gaps</li> </ul>
	<ul style="list-style-type: none"> <li>Catchment gaps identified to the eastern boundary</li> </ul>	<ul style="list-style-type: none"> <li>Areas are industrial in use or less densely populated.</li> </ul>

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## *Thornaby Analysis Area*

Typology	Identified need (catchment gap)	Action
Urban Parks	◀ Minor catchment gap identified to the southeast	◀ Size of gap alone is unlikely to warrant new forms of provision
Natural and semi-natural greenspace	◀ No significant catchment gaps identified	n/a
Amenity greenspace	◀ Minor gap in 6-minute walk time catchment to south of area	◀ Size of gap alone is unlikely to warrant new forms of provision
	◀ Catchment gap against 15-minute walk time identified to north of area	◀ Opportunities to enhance the range and quality of ancillary facilities at existing amenity sites in the north of area could be explored
Play areas and informal sports facilities	◀ Catchment gap in identified in terms of 'destination' play sites.	◀ Opportunities to enhance neighbourhood play sites like Little Boy Park and Village Park in order to increase the catchment areas should be explored as a priority.
Allotments	◀ Minor gap in catchment mapping to east of settlement	◀ Size of gap alone is unlikely to warrant new forms of provision

## *Wynyard Analysis Area*

Typology	Identified need (catchment gap)	Action
Urban Parks	◀ Catchment gap identified across settlement	◀ New provision should be sought to help meet catchment gap
Natural and semi-natural greenspace	◀ Catchment gap identified across settlement	◀ Size of gap alone is unlikely to warrant new forms of provision; especially as area is adjacent to the destination site of Wynyard Woodland Park
Amenity greenspace	◀ Catchment gap against 6 minute walk time identified to east of settlement	◀ Size of gap alone is unlikely to warrant new forms of provision; especially given population density.
Play areas and informal sports facilities	◀ Catchment gap identified across settlement (including informal sport facilities)	◀ New provision should be sought to help meet catchment gap
Allotments	◀ Catchment gap identified across settlement	◀ New provision should be sought to help meet catchment gap

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### *Yarm Analysis Area*

Typology	Identified need (catchment gap)	Action
Urban Parks	<ul style="list-style-type: none"> <li>◀ Catchment gap identified across settlement</li> </ul>	<ul style="list-style-type: none"> <li>◀ New provision should be sought to help meet catchment gap</li> </ul>
Natural and semi-natural greenspace	<ul style="list-style-type: none"> <li>◀ No significant catchment gaps identified</li> </ul>	n/a
Amenity greenspace	<ul style="list-style-type: none"> <li>◀ No significant catchment gaps identified against either walk time</li> </ul>	n/a
Play areas and informal sports facilities	<ul style="list-style-type: none"> <li>◀ Catchment gap in identified in terms of 'destination' play sites.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Opportunities to enhance neighbourhood play sites like Wiley Flats and doorstep play sites like Leven Park in order to increase the catchment areas should be explored as a priority.</li> </ul>
Allotments	<ul style="list-style-type: none"> <li>◀ Minor gap in catchment mapping to east of settlement</li> </ul>	<ul style="list-style-type: none"> <li>◀ Size of gap alone is unlikely to warrant new forms of provision</li> </ul>



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## 3.2: QUALITY AND VALUE

The quality and value analysis 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 Award criteria (site visit criteria also being based on the Green Flag Award). This is the only national benchmark available for parks and open spaces. No other good practice examples are adopted for the setting of quality and value thresholds in the UK.

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

For value, there is no national guidance on the setting of thresholds. The 20% threshold applied is derived from KKP's experience and knowledge in assessing the perceived value of sites. Whilst 20% may initially seem low it is relative score - designed to reflect those sites that meet more than one aspect of the criteria used for assessing value.

*Table 3.5: Quality and value thresholds*

<b>Typology</b>	<b>Quality threshold</b>	<b>Value threshold</b>
Urban Parks	50%	20%
Natural and semi-natural greenspace	40%	20%
Amenity greenspace	45%	20%
Play areas and informal sports	50%	20%
Allotments and community gardens	50%	20%
Cemeteries, churchyards and burial grounds	45%	20%
Green Corridors	50%	20%

### **Quality**

Table 3.6 provides a summary of the results of the quality assessment for open spaces across Stockton-on-Tees.

The majority of open space provision (83%) in Stockton-on-Tees scores high for quality. Proportionally more green corridors and urban parks score high for quality. However, all typologies have over 76% of provision rated high for quality.

## STOCKTON-ON-TEES OPEN SPACES STRATEGY

Proportionally the typology with the most provision under the quality threshold is play areas and informal sports facilities.

Table 3.6: Quality scores for all open space typologies

Typology	Scores				No. of sites	
	Lowest score	Mean score	Highest score	Spread	Low	High
Urban parks	41%	62%	85%	44%	2	11
Natural/semi natural greenspace	25%	45%	94%	69%	14	41
Amenity greenspace	24%	50%	85%	61%	34	150
Play areas and informal sports	21%	57%	88%	67%	12	42
Allotments & community gardens	27%	55%	69%	42%	4	17
Cemeteries, churchyards & burial grounds	46%	62%	83%	36%	0	21
Green corridors	41%	66%	86%	45%	4	51
<b>TOTAL</b>					<b>70</b>	<b>333</b>

### Value

Table 3.7 is a summary of the application of the value assessment for open spaces across Stockton-on-Tees.

The majority of sites (92%) are assessed as being above the threshold for value. All green corridors, allotments and community gardens, cemeteries, churchyards and burial grounds and natural and semi natural greenspaces score above the threshold for value. All other typologies have at least 84% of provision scoring high for value, reflecting their role in and importance to local communities and environments.

Table 3.7: Value scores for all open space typologies

Typology	Scores				No. of sites	
	Lowest score	Mean score	Highest score	Spread	Low	High
Urban parks	35%	59%	90%	55%	0	13
Natural & semi-natural greenspace	20%	40%	89%	69%	0	55
Amenity greenspace	6%	32%	70%	65%	29	155
Play areas and informal sports	14%	49%	80%	65%	2	52
Allotments and community gardens	23%	40%	56%	33%	0	21
Cemeteries, churchyards and burial grounds	23%	30%	36%	13%	0	21
Green corridors	20%	30%	64%	44%	0	55
<b>TOTAL</b>					<b>31</b>	<b>372</b>

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

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## Identifying deficiencies

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. The method by which this is done is through a quality and value matrix.

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

## Quality and value matrix

Presented below is a high/low classification giving the following possible combinations of quality and value for open spaces: A copy of the quality and value matrix is provided in Appendix One of this report.

### **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.

### **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 higher 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.

### **Low quality/high value**

Exploring the potential to enhance the quality of such sites should be encouraged. Particular focus should be given to those sites providing a multi-functional role and/or with the potential to help meet catchment gaps identified for other types of open space (identified later).

### **Low quality/low value**

The policy approach to these spaces or facilities in areas of identified shortfall should be to enhance quality provided it is possible also to enhance its 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 and recreation provision, it will normally be sensible to consider the one with the lowest value to be more disposable.

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## Implications and recommendations

The following tables provide a summary of the matrix. The location and proximity to similar open space typologies has been used to identify if the action identified for a site should be considered a priority.

There is a need for flexibility to the enhancing of sites within close proximity to sites of lower quality and/or value. In some instances, a better use of resources and investment may be to focus on more suitable sites for enhancement as opposed to trying to enhance a site that is not appropriate or cost effective to do so.

### **Billingham Analysis Area**

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>Four allotments rate below threshold quality; Cowpen Lane, Cotswold Crescent, Matlock Gardens and Port Clarence.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of site where possible; review usage levels and general site appearance. Security of sites could also be reviewed.</li> </ul>
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Brendon Crescent, Perveril Road and Pendle Crescent rate below thresholds for quality and value.</li> <li>Five sites rate below quality threshold, including; By-Pass Road, Cheviot Crescent, Cleadon Avenue, Hatfield Road and Saunton Road.</li> <li>10 sites rate below value threshold, including Port Clarence, Roscoe Road, Cheviot Terrace.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites only if also possible to enhance value (review maintenance/ appearance); non-considered priority as all verge style sites.</li> <li>Enhancing site quality should be explored where possible (exploring opportunities for additional ancillary facilities on sites is recommended); non-considered as a priority as all small incremental sites.</li> <li>Opportunities to enhance value of the sites should be explored; listed sites should be considered priority as they are of notable size.</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Harringtons Pond rates below quality threshold</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (access to site is an inhibitor)</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>Five sites rate below quality threshold, three Doorstep sites including; Bonnington Crescent Play Area, Bull Garth Adventure Trail and Romney Green Play Area. Plus, two informal sports facilities; Rievaulx MBC, and Roscoe Road MBC.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended); priority could be Bonnington Crescent Play Area and Roscoe Road MBC as both help to serve areas of population with potential accessibility shortfalls.</li> </ul>

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## Eaglescliffe Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Carnoustie Drive rates below threshold for quality.</li> <li>Holywell Green rates below threshold for value.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to enhance quality and value of the sites should be explored; not-considered priority as both are small incremental sites.</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>Muirfield Road rates below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (exploring opportunities for additional ancillary facilities is recommended).</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>Neighbourhood site of Grisedale Crescent (St Margaret's) Play Area rates below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (review site quality as it was under repair at time of site visit).</li> </ul>

## Ingleby Barwick Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>No provision of this type identified.</li> </ul>	n/a
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Blair Avenue and Lamb Lane rate below thresholds for quality and value.</li> <li>Roundhill Ave/Norton Court rates below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites only if also possible to enhance value; not considered priority as both verge style sites within close proximity to larger forms of open space provision.</li> <li>Enhancing site quality should be explored where possible (review lighting and pathways on site).</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Summary	Action
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a

## Rural Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Wolviston Community Centre rates below thresholds for quality and value.</li> <li>Cowpen Bewley Green rates below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites only if also possible to enhance value (access to site is an inhibitor).</li> <li>Opportunities to enhance site quality should be explored where possible (exploring opportunities for additional ancillary facilities is recommended).</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>Castle Eden Walkway rates below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (reviewing entrances and security is recommended).</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Brewsdale and Langton Woods rate below quality threshold</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (review entrances and signage on site)</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>No provision of this type identified.</li> </ul>	n/a
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>Three sites rate below quality threshold, one neighbourhood site of Meadow Walk Play Area. Plus, two Doorstep sites including Cowpen Bewley Woodland Play Area and West Stillington Play Area.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended).</li> </ul>

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## Stockton Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>Clive Crescent, Lerwick Close, Newham Grange and Patterdale Avenue rate below thresholds for quality and value.</li> <li>12 sites rate below quality threshold, including; Romsey Road, Leonard Ropner Drive and Sussex Walk.</li> </ul>	<ul style="list-style-type: none"> <li>Enhance quality of sites only if also possible to enhance value (review maintenance and security at sites); priority may be Newham Grange and Patterdale Avenue due to reported misuse.</li> <li>Enhancing site quality should be explored where possible (exploring opportunities for additional ancillary facilities on sites is recommended); priority could be Leonard Ropner Drive and Sussex Walk given access to provision they help to provide.</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>Lustrum Beck and Lyndon Way rate below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (reviewing access is recommended).</li> </ul>
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>Eight sites rate below quality threshold, including; Tilery Park, Grays Road, Mount Pleasant, Land surrounding Peacocks Yard, Harrowgate Laen, Lustrum Beck, Norton Woods and Valley Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible; priority could be larger sites such as Tilery Park and Grays Road (reviewing entrances and maintenance on sites is recommended)</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>Blue Hall Recreation Ground and Primrose Hill Park sites rate below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible; priority could be Blue Hall Recreation Ground given it is serving the north of settlement (reviewing lighting and general appearance on sites is recommended)</li> </ul>
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>Seven sites rate below quality threshold, three Doorstep sites; Devonport Play Area, Grangefield Park and Mill Lane. Plus, four informal sports facilities including Black Path MBC, Hardwick Green Park, Newtown Kick Wall and Primrose Hill MBC.</li> <li>Two Doorstep sites rate below thresholds for quality and value; Bowesfield Play Area and Limbrick Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended).</li> <li>Explore option for potential to consolidate some sites. For instance, Devonport Play Area and Black Path MBC catchment areas overlap. Mill Lane and Newtown Kick Wall catchment areas overlap. Newtown Kick wall also overlaps with Primrose Hill MBC catchment. Grangefield Park is covered by catchment area of Ropner Park destination site.</li> <li>Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended); both sites are helping to serve gaps in catchment mapping highlighted earlier.</li> </ul>

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## Thornaby Analysis Area

Summary	Action
<b>Allotments</b>	
<ul style="list-style-type: none"> <li>◀ All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Amenity greenspace</b>	
<ul style="list-style-type: none"> <li>◀ Cassys Field rates below thresholds for quality and value.</li> <li>◀ Leahope Court and Princes Square sites rate below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Enhance quality of sites only if also possible to enhance value (review maintenance/ appearance); may not be considered a priority as close to other forms of open space (e.g. Little Boy Park)</li> <li>◀ Enhancing site quality should be explored where possible (reviewing access and pathways is recommended); priority may be Leahope Court given site size.</li> </ul>
<b>Cemeteries, churchyards and burial grounds</b>	
<ul style="list-style-type: none"> <li>◀ All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Green corridors</b>	
<ul style="list-style-type: none"> <li>◀ All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Natural and semi-natural greenspace</b>	
<ul style="list-style-type: none"> <li>◀ Earlsway and Stainsby Wood sites rate below quality threshold.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Enhancing site quality should be explored where possible (reviewing pathways and general maintenance on sites is recommended)</li> </ul>
<b>Parks and gardens</b>	
<ul style="list-style-type: none"> <li>◀ All assessed sites rate high for quality and value</li> </ul>	n/a
<b>Play areas and informal sports facilities</b>	
<ul style="list-style-type: none"> <li>◀ Two sites rate below quality threshold, neighbourhood site of South Thornaby Community Centre Play Area and Doorstep site of Mary Street Play Area.</li> </ul>	<ul style="list-style-type: none"> <li>◀ Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended).</li> </ul>



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## Wynyard Analysis Area

Summary	Action
<b>Allotments</b>	
◀ No provision of this type identified.	n/a
<b>Amenity greenspace</b>	
◀ All assessed sites rate high for quality and value	n/a
<b>Cemeteries, churchyards and burial grounds</b>	
◀ All assessed sites rate high for quality and value	n/a
<b>Green corridors</b>	
◀ No provision of this type identified.	n/a
<b>Natural and semi-natural greenspace</b>	
◀ No provision of this type identified.	n/a
<b>Parks and gardens</b>	
◀ No provision of this type identified.	n/a
<b>Play areas and informal sports facilities</b>	
◀ No provision of this type identified.	n/a

## Yarm Analysis Area

Summary	Action
<b>Allotments</b>	
◀ All assessed sites rate high for quality and value	n/a
<b>Amenity greenspace</b>	
◀ Denevale rates below quality threshold.	◀ Enhancing site quality should be explored where possible; may not be priority as verge style site.
<b>Cemeteries, churchyards and burial grounds</b>	
◀ All assessed sites rate high for quality and value	n/a
<b>Green corridors</b>	
◀ All assessed sites rate high for quality and value	n/a
<b>Natural and semi-natural greenspace</b>	
◀ Rookery/Goosepatures Woods rates below quality threshold.	◀ Enhancing site quality should be explored where possible (exploring opportunities for additional ancillary facilities on sites is recommended)
<b>Parks and gardens</b>	
◀ No provision of this type identified.	n/a
<b>Play areas and informal sports facilities</b>	
◀ Two sites rate below quality threshold, neighbourhood site of Wiley Flats and Doorstep site of Snaiths Field.	◀ Enhancing site quality should be explored where possible (exploring the range and general quality of equipment on sites is recommended).

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

## 3.3: QUANTITY

Current provision levels can be used along with population figures to calculate potential quantity standards for Stockton-on-Tees.

The starting point for calculating quantity standards is the total current provision within a given area. Current provision usually has a high impact on aspirational future standards. Consequently, residents often base their judgement of need on or around current provision levels.

### *Open spaces*

In general, respondents from the community and street surveys consider the amount of open space provision to be either very or quite satisfactory for all typologies. This ranges from 48% of respondents being very or quite satisfied with the amount of allotment provision to 73% of respondents being very or quite satisfied with the availability of urban parks provision.

A current standard (on a 'per 1,000 population of head') is calculated by dividing the current level of provision for a typology by the identified population. The following current provision levels are set out within the Stockton-on-Tees Open Space Assessment Report:

*Table 3.8: Current provision levels for open space typologies*

Analysis area	Current provision (hectares per 1,000 population)			
	Urban Parks	Natural & semi-natural	Amenity greenspace	Allotments
Stockton-on-Tees	0.66	4.97	1.29	0.20

The provision level for natural and semi-natural greenspace in Stockton-on-Tees is 4.97 hectares per 1,000 population. The higher current provision level is due to a number of sites significantly large in size found in the Rural Analysis Area (which is understandable given an area more rural in nature is likely to have greater provision of this type). However, trying to sustain and apply such a high current rate against future growth may be difficult and/or unachievable. To set a realistic quantity standard for natural and semi-natural greenspace, sites of a particularly large size (e.g. above 40 hectares) have not been used in the calculation of a quantity standard.

The recommended quantity standards for open space provision is set out in Table 3.9.

*Table 3.9: Recommended quantity standards for open space typologies*

Analysis area	Quantity standards (hectares per 1,000 population)			
	Urban Parks	Natural & semi-natural	Amenity greenspace	Allotments
Stockton-on-Tees	0.66	2.24	1.29	0.20

No current standard is set for cemetery provision. For burial space, provision should be determined by demand and remaining burial capacity.

## STOCKTON-ON-TEES OPEN SPACES STRATEGY

Similarly, no quantity standard is suggested for Green corridors. This is due to the role, use and often linear design of such provision as a means of linking places/areas together. Due to these multiple benefits existing green corridors should be protected with opportunities to provide additional forms of provision encouraged (where appropriate).

### *Play areas and informal sports facilities*

Current provision levels for play areas and informal sports facilities focuses on the units of play equipment as opposed to a sites size in hectares. This is considered to be a more representative method of recording a play sites quality and value; as it is recognised that sites with greater and more expansive forms of play equipment have more appeal and use. The following current provision level has been identified:

*Table 3.10: Current provision level for play areas and informal sports facilities*

<b>Analysis area</b>	<b>Current provision (total play and informal sports units per 1,000 population)</b>
Stockton-on-Tees	6.02

The current provision level for play areas and informal sports facilities in Stockton-on-Tees is 6.02 units per 1,000 population. However, a number of shortfalls are highlighted in terms of existing provision levels.

In general, a slightly greater proportion of respondents to the community and street surveys rate the availability of play areas and informal sports facilities as quite or very dissatisfied. Whilst this does only equate to 14% of people who responded, it does highlight a perception to a potential lack of play provision.

Furthermore, shortfalls in quality and accessibility standards are identified across the Borough (as set out in Parts 3.1 and 3.2). Consequently, the Council is seeking to increase play and informal sports facilities provision across the Borough. It is therefore recommended that the quantity standard is slightly increased to represent the need and desire for increased levels of play and informal sports facilities provision across Stockton-on-Tees.

The recommended quantity standards for play and informal sports facilities provision is set out in Table 3.11.

*Table 3.11: Recommended quantity standard for play areas and informal sports facilities*

<b>Analysis area</b>	<b>Quantity standard (total play and informal sports units per 1,000 population)</b>
Stockton-on-Tees	7.00

## STOCKTON-ON-TEES OPEN SPACES STRATEGY

### Identified shortfalls

The current provision levels can be used to help identify where areas of the local authority may have a shortfall against the quantity standards set for Stockton-on-Tees. Table 3.12 shows the position for each sub-area as to whether it is sufficient or identified as a shortfall against the set quantity standards for open space.

Table 3.12: Current provision against recommended Stockton-on-Tees quantity standard

Stockton-on-Tees Standard	Urban Parks		Natural & semi-natural		Amenity greenspace		Allotments	
	0.66		2.24		1.29		0.20	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
Billingham	0.24	- 0.42	2.93	+ 0.69	2.21	+ 0.92	0.22	+ 0.02
Eaglescliffe	4.95	+ 4.29	2.89	+ 0.65	1.24	- 0.05	0.96	+ 0.76
Ingleby Barwick	0.13	- 0.53	2.49	+ 0.25	0.50	- 0.79	-	- 0.20
Rural	-	- 0.66	35.36	+33.12	0.79	- 0.50	0.29	+ 0.09
Stockton	0.67	+ 0.01	3.11	+ 0.87	1.05	- 0.24	0.09	- 0.11
Thornaby	0.76	+ 0.10	1.91	- 0.33	1.53	+ 0.24	0.32	+ 0.12
Wynyard	-	- 0.66	-	- 2.24	1.21	- 0.08	-	- 0.20
Yarm	-	- 0.66	0.78	- 1.46	1.66	+ 0.39	0.47	+ 0.27

Areas identified as being sufficient in terms of meeting the quantity standard for Stockton-on-Tees should not be viewed as a tool for identifying surpluses of provision. The intention of Table 3.12 and Table 3.13 is to highlight areas of the Borough with shortfalls in provision. Where quantitative shortfalls exist, they could be addressed by amending the use of a site where standards are met.

Table 3.13 shows the position for each sub-area as to whether it is sufficient or identified as a shortfall against the set quantity standard for play areas and informal sports facilities.

Table 3.13: Current provision against recommended Stockton-on-Tees quantity standard

Stockton-on-Tees Standard	Total play and informal sports facility units	
	7.00 units per 1000 population	
	Current provision	+ / -
Billingham	5.00	- 2.00
Eaglescliffe	18.16	+ 11.16
Ingleby Barwick	8.55	+ 1.55
Rural	13.64	+ 6.64
Stockton	3.14	- 3.86
Thornaby	6.59	- 0.41
Wynyard	-	- 6.02
Yarm	6.07	- 0.93

## STOCKTON-ON-TEES OPEN SPACES STRATEGY

Once quantity standards (i.e. current provision levels) are set, they can be used to calculate how much open space provision per 1,000 people is required to strategically serve development growth in the future.

### Future needs

Future need for open space will arise from the population increases from potential housing growth areas and developments.

The Stockton Local Plan sets out the areas of housing development across the Borough. Those developments set out under Section 5 (Housing) of the draft Local Plan have been used to guide the possible requirements for open space. The two main areas of growth identified as proposed allocations are West Stockton Strategic Urban Extension (SUE) and Wynyard Sustainable Settlement. The West Stockton SUE has an adopted masterplan which is referenced within emerging Local Plan policy.

The growth is presented in terms of number of dwellings. To provide a growth population figure, an average household occupancy rate of 2.3 persons<sup>1</sup> per dwelling is used. The figures are only intended to be indicative (and may be subject to change).

The suggested standards for Stockton-on-Tees are applied in order to determine the need for open space provision as part of the development allocation.

### Wynyard Sustainable Settlement

The site allocation is identified as having capacity for approximately 1,100 dwellings. Using the average occupancy rate this may result in a population growth of 2,530.

The suggested quantity standards for Stockton-on-Tees are used to calculate the potential open space and play unit requirements<sup>2</sup> as:

*Table 3.13: Wynyard Sustainable Settlement open space requirement*

Typology	Quantity standard (ha per 1,000 population)	Open space requirement (hectares)
Urban Parks	0.66	1.67
Natural and semi-natural	2.24	5.67
Amenity greenspace	1.29	3.26
Allotment	0.20	0.51

*Table 3.14: Wynyard Sustainable Settlement play unit requirement*

Typology	Quantity standard (units per 1,000 population)	Play requirement (play units)
Play area and informal sports facilities	7.00	17.71

<sup>1</sup> ONS average household size of 2.3 persons (2011)

<sup>2</sup> Current provision level x Identified Population / 1,000

## PART 4: POLICY ADVICE AND RECOMMENDATIONS

The following section provides a summary on the key findings 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 implications summary of the quality and value matrix (p16-21) identifies those sites that should be given consideration for enhancement if possible. Priority sites should be those highlighted as helping or with the potential to serve gaps in provision (see Recommendation 2)

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***

- ◀ *Gaps in accessibility catchments should be explored alongside the potential for different forms and hierarchy of open space to be enhanced within those gaps*

Gaps in provision are summarised in the implications summary for the accessibility catchment mapping (p8-12). This highlights those sites that have the potential to serve such identified gaps.

This should recognise the hierarchy of parks set out previously. For example, it is highlighted that in the Thornaby area there is a lot of park sites classed as a Local Park provision. Furthermore, there is no park recognised as a Strategic Park. Existing sites in the area such as Littleboy Park, Victoria Recreation Ground, Allison Trainer Park, Village Park and Romano Park should look to be explored as a priority to their suitability for enhancement to a Strategic Park site.

Similarly, for play and informal sports facilities there is also the opportunity for some forms of provision to be explored for enhancement so that they move to the next classification as part of the hierarchy of play provision. This would in effect provide greater catchment areas.

The Council should seek to ensure the role and quality of these multi-functional sites through greater levels and diverse range of features linked to those 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 may also help to minimise the need for new forms of provision in order to address gaps in catchments or as a result of potential new housing growth developments.

### **Recommendation 3**

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

For sites identified as lower value and/or lower quality and value in areas (p16-21), if no improvements can be made a change of primary typology should be considered. If no shortfall in 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 4**

- ◀ *The need for additional 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.

The Assessment Report identifies that whilst there is provision within the Borough for burial over a number of years this is concentrated at the cemeteries of Thornaby and Billingham. Thornaby Cemetery has 5 to 10 years remaining burial capacity but this can be greatly extended via future extensions. Other areas to the south of the Borough (i.e. Yarm, Eaglescliffe and Ingleby Barwick) have limited provision for burials.

Burial provision within central Stockton has capacity for 11 years and 9 months based on 10 year average rates of burial. On this basis, there is a need to investigate options for identifying locations for future burials within Stockton.

### **Implications**

The following section sets out the policy implications in terms of the planning process in Stockton-on-Tees. 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.



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

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## *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 deliver a wide range of site and community infrastructure 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.

## *Community Infrastructure Levy (CIL)*

The CIL is a relatively newer method of requiring developers to fund infrastructure facilities including open spaces. 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 District 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 assisting in the Council's approach to securing open spaces through new housing development.

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

In smaller, infill, 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 in order to address any future demand.

## *Off site contributions*

If new provision cannot or 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.

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.



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

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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, a 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 an initial agreed establishment period.
- ◀ Sums to cover the maintenance costs of a site (once transferred to the Council) should be intended to cover an agreed set period.

Calculations to determine the amount of maintenance contributions required should be based on current 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 could 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. On this basis, 1,000 persons at 2.3 persons per household represent 435 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 435 (dwellings) X the appropriate provision per dwelling by typology.

Using urban parks as an example, the recommended standard is 0.66 ha per 1,000 population (6,600 sq. metres per 1,000 population) or 435 dwellings. Therefore, by dividing 6,600 sq. metres by 435 dwellings a requirement for 15.2 sq. metres of urban parks per dwelling is obtained.

The requirement for on or off site provision should be undertaken in conjunction with the accessibility and quality of existing open space provision. For instance, if an existing form of open space is located within access to the development there may not be a requirement to provide onsite provision.

Small sized onsite contributions should be avoided on developments smaller in size where possible. It is recognised that open spaces of a particular small size hold less recreational use and value. The presence of additional sites will also add to the existing pressures of maintenance regimes and safety inspections. It is therefore suggested that a minimum threshold is used to determine if provision should be provided on or off site.

Both the GLA and FIT offer some guidance to the potential minimum size of sites. However, it is recommended that the following minimum size thresholds are considered for use in determining whether new open space provision, as part of a development, is to be provided as onsite or offsite contributions. This is based on local provision and circumstances.

New open space provision should look to be provided as offsite contributions if the calculated open space requirement for the proposed development falls below the size threshold (set out in the table).

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

If the requirement is above the threshold, it could look to be provided onsite as part of the development.

*Table 4.1: Minimum size threshold for onsite contribution*

Classification	Potential minimum size requirement for determining onsite contribution (hectares)
Urban Parks	2.5
Natural and semi natural	n/a
Amenity greenspace	0.6
Allotments	0.6 (or 24 plots based on 0.025 per plot)

No minimum size requirement is suggested for natural and semi-natural greenspace. Provision for natural greenspace should be opportunity led and be designed as part of a sites wider green infrastructure. The approach should be to enhance and extend existing natural areas and ensuring access to ecological networks are created and linked together.

### *Play area and informal sports facilities recommendation*

Residential developments should normally be required to meet the need for play provision generated by the development on site, as an integral part of the design. Where this is not feasible, payment of a development contribution will be used to install or upgrade play facilities in the vicinity of a proposed development.

A play area must be sited within an open space sufficient to accommodate the provision and its required buffer zone to ensure residential amenity is maintained. Buffer distances ensure that facilities do not enable users to overlook neighbouring properties, reducing possibility of conflict. Any play requirements should be counted as additional to any other onsite open space requirement.

Fields in Trust (FIT) offer guidance to the appropriate buffer zone areas dependent upon the type of play provision (i.e. the larger the scale of play provision, the greater the buffer zone recommended).

FIT also recommend minimum site areas for different levels of formal play; LAP (Local Area for Play) is approximately 0.01ha, or 100 sq. metres (0.01ha), LEAP (Local Equipped Area for Play) is approximately 0.04 hectares, or 400 sq. metres per 1,000 population, and for larger forms of play i.e. NEAPs (Neighbourhood Equipped Area of Play), FIT recommends an area of 0.10 hectares per 1,000 population.

On this basis, a development of 435 dwellings or more would be required to warrant on-site provision of play space (unless a development smaller than this is considered to be too far away from an existing form of provision).

In this study, play provision has focused on the number of units of equipment at sites. Consequently, a number of units for each classification of play site has been used to establish an equivalent minimum requirement for determining if new provision should be considered as an onsite contribution<sup>3</sup>.

<sup>3</sup> These are approximately based on the average number of units for each play classification

## STOCKTON-ON-TEES OPEN SPACES STRATEGY

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*Table 4.2: Average play units by play classification*

<b>Classification</b>	<b>Number of play units required for determining onsite contributions</b>
Destination	50
Neighbourhood	30
Doorstep	10
Informal sports facilities	6

This potentially means that for a number of development sites, play areas and informal sports facilities should take the form of developer contributions to up-grade existing play areas and informal sports facilities in the vicinity of the development. However, provision may still need to be made on site in locations where the nearest existing play site is deemed too far away or the development is large enough to warrant its own onsite provision.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## 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 p15.

If an analysis area does not have any form of a particular open space type, no matrix table is presented. A mapping showing all forms of open space provision identified in the analysis area is provided for convenience.

### **Billingham Analysis Area Overview Map**

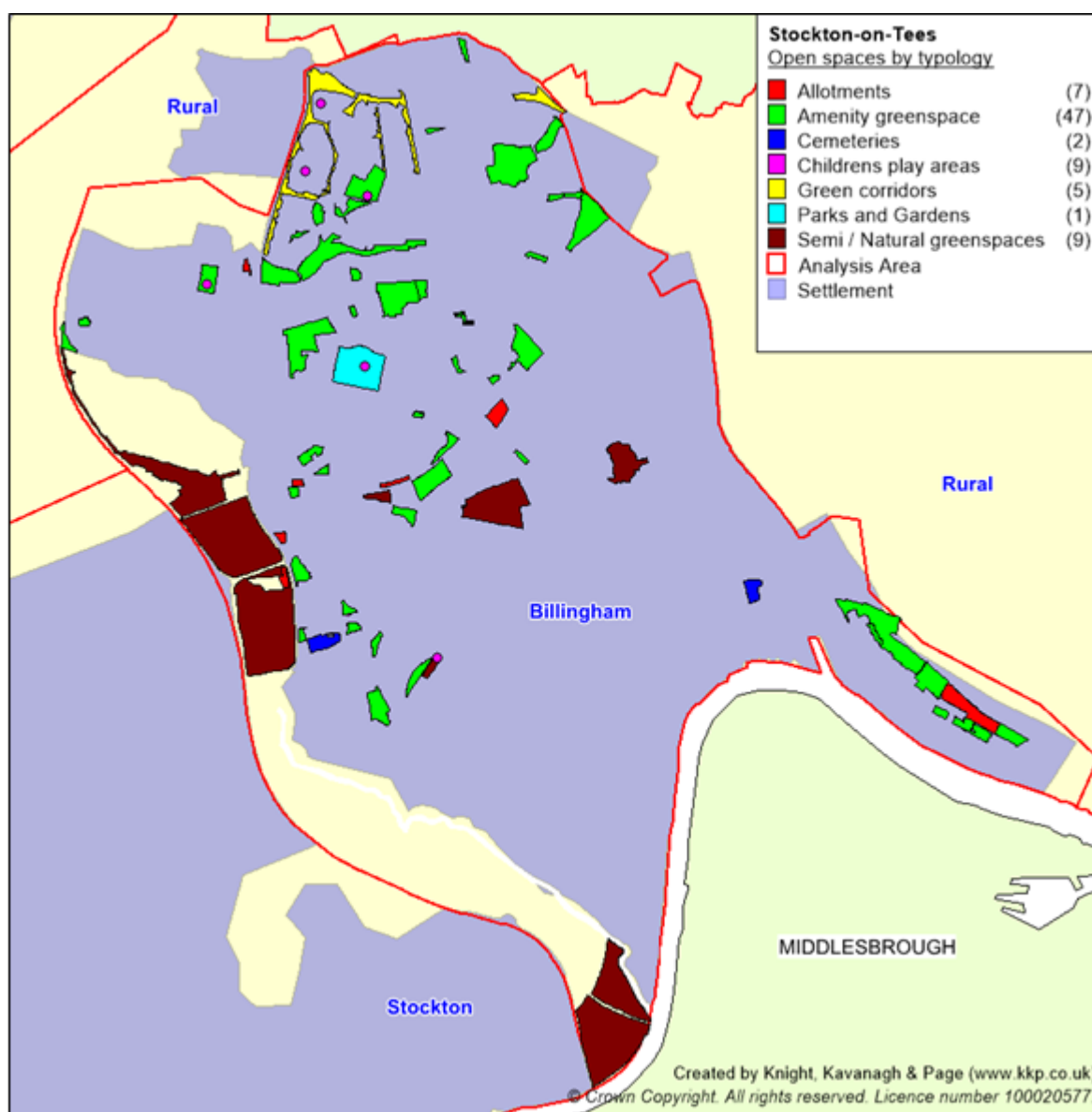


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Billingham Analysis Area Quality and Value Matrix

Allotments			
		Value	
		High	Low
Quality	High	83: By-pass Road Site B 84: By-Pass Road Site C 264: Lincoln Terrace Allotments	
	Low	116: Cotswold Crescent Allotments 124: Cowpen Lane Allotments 290: Matlock Gardens Allotments 355: Port Clarence Allotments	

Amenity greenspace			
		Value	
		High	Low
Quality	High	20: Auckland Road 36: Bedford Terrace 40: Billingham Bewley 45: Billingham Green 79: Bullgarth 87: Carlton Avenue 91: Casson Way 104: Clarendes (Bendy Rec) 117: Cowbridge Beck 118: Cowbridge Beck 165: Finchale Avenue 168: Flodden Way 172: Gilside Road 206: High Grange Avenue 275: Low Grange (Daffodil) Park 301: Mill Lane 354: Port Clarence 388: Rievaulx Avenue 391: Rievaulx Stadium 434: Springwell Close 456: Station Road 464: Stokesley Crescent 514: Victoria Terrace 520: Vincent Way 532: Westlowthian Street 533: Westlowthian Street 547: Wollaton Road 557: Wooler Crescent 560: Wykeham	69: Bowes Road 102: Cheviot Terrace 107: Close Greenspace 184: Greenwood Road 198: Hastings Way 353: Port Clarence 409: Roscoe Road 421: Sandown Road 425: Skripka Drive 455: Station Road
	Low	82: By-Pass Road 101: Cheviot Crescent 105: Cleadon Avenue 199: Hatfield Road 422: Saunton Road	73: Brendon Crescent 349: Pendle Crescent 352: Peveril Road

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Cemeteries, churchyards and burial grounds		
		Value
		High
		Low
Quality	High	200: Haverton Hill Road Cemetery 437: St Cuthberts Church, Billingham
	Low	

Green corridor		
		Value
		High
		Low
Quality	High	272: Longfellow Road 276: Low Grange Avenue 288: Marsh House Avenue Green Belt 1 527: Wellington Walk Green Corridor 549: Wolviston Back Lane
	Low	

Natural and semi-natural greenspace		
		Value
		High
		Low
Quality	High	37: Belasis Hall Technology Park 38: Billingham Beck Country Park South 39: Billingham Beck Country Park North 42: Billingham Country Park 99: Charltons Pond 323: Newport Natural Green Space 360: Portrack Meadows 410: Roscoe Road, Green Space
	Low	194: Harringtons Pond, Bedford Terrace

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Urban Parks		
		Value
		High
		Low
Quality	High	232: John Whitehead Park
	Low	

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	88: Carlton Avenue Play Area 207: High Grange Recreation Area and MUGA 233: John Whitehead Park Play Area, MBC and Wheeled Sports Facility 356: Port Clarence Multi Ball Court and Play Area
	Low	67: Bonington Crescent Play Area 78: Bull Garth Adventure Trail 389: Rievaulx Multi Ball Court 402: Romney Green Play Area 411: Roscoe Road, MBC

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Eaglescliffe Analysis Area Overview Map

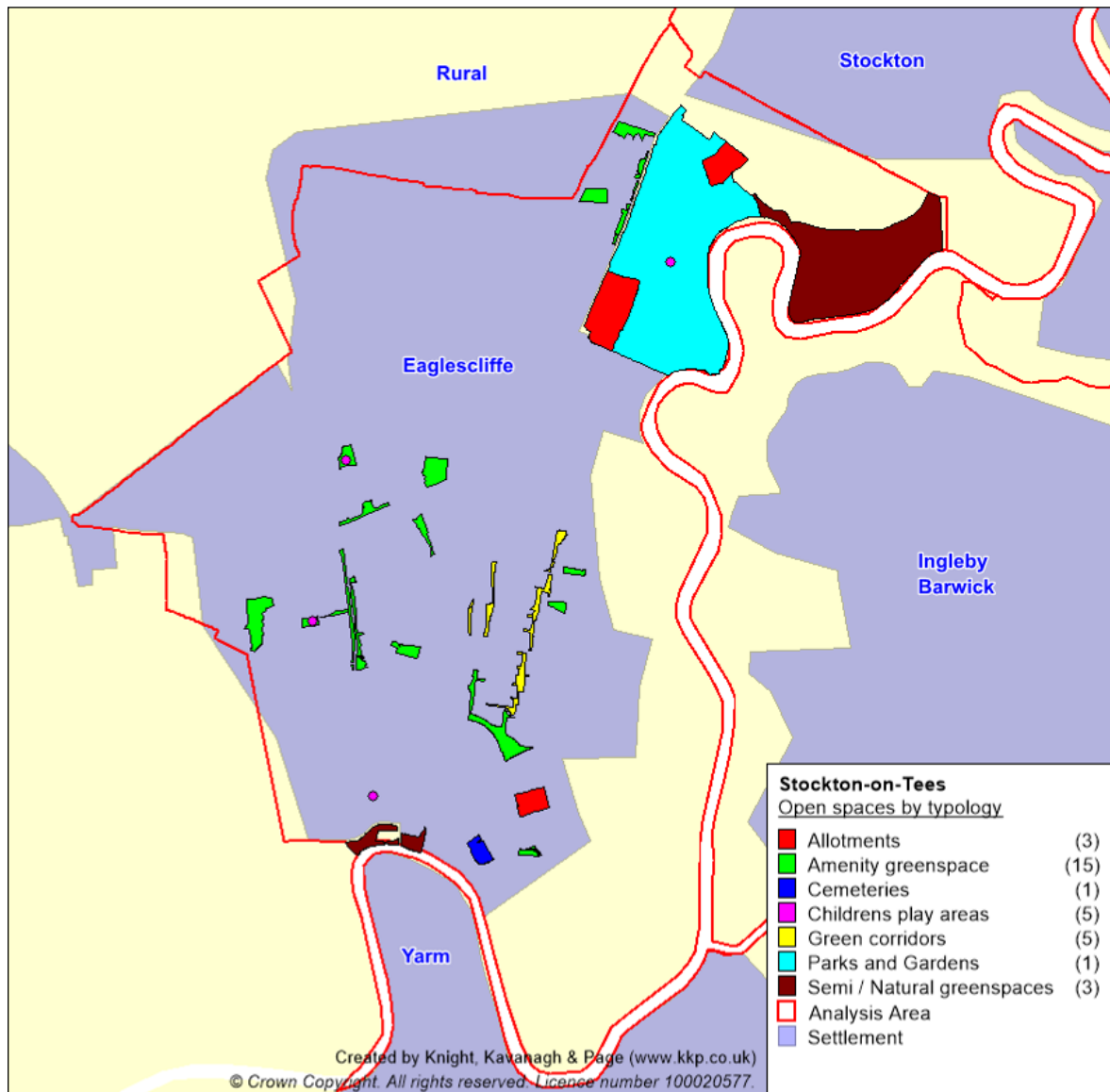


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.



# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Egglescliffe Analysis Area Quality and Value Matrix

Allotments			
		Value	
		High	Low
Quality	High	151: Egglescliffe Village Allotments 363: Preston Lane Allotments 374: Quarry Lane Allotments	
	Low		

Amenity greenspace			
		Value	
		High	Low
Quality	High	56: Black Diamond Way 80: Burnmoor Drive 81: Butterfield Drive 96: Chaldron Way 119: Cowley Close 141: Durham Lane 152: Egglescliffe Village Green 220: Honister Walk 251: Langdon Way 291: Mayfield Crescent 341: Oak Road 350: Pennypot Lane 417: Royal George Drive	217: Holywell Green
	Low	90: Carnoustie Drive	

Cemeteries, churchyards and burial grounds			
		Value	
		High	Low
Quality	High	439: Church of St John the Baptist, Egglescliffe	
	Low		

Green corridors			
		Value	
		High	Low
Quality	High	89: Carnoustie Drive 283: Lytham Walk 465: Sunningdale Drive 466: Sunningdale Drive Amenity Green Space	
	Low	309: Muirfield Road Green Corridor	

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Natural and semi-natural greenspace		
		Value
		High
		Low
Quality	High	169: Former Tannery Site 362: Preston Farm Nature Reserve 564: Yarm Bridge
	Low	

Urban Parks		
		Value
		High
		Low
Quality	High	364: Preston Park
	Low	

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	258: Leven Park (Leven Close) Play Area 292: Mayfield Crescent (Amberley Way) Play Area 365: Preston Park, Play Area and Wheeled Facility
	Low	185: Grisedale Crescent (St Margarets) Play Area

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Ingleby Barwick Analysis Area Overview Map

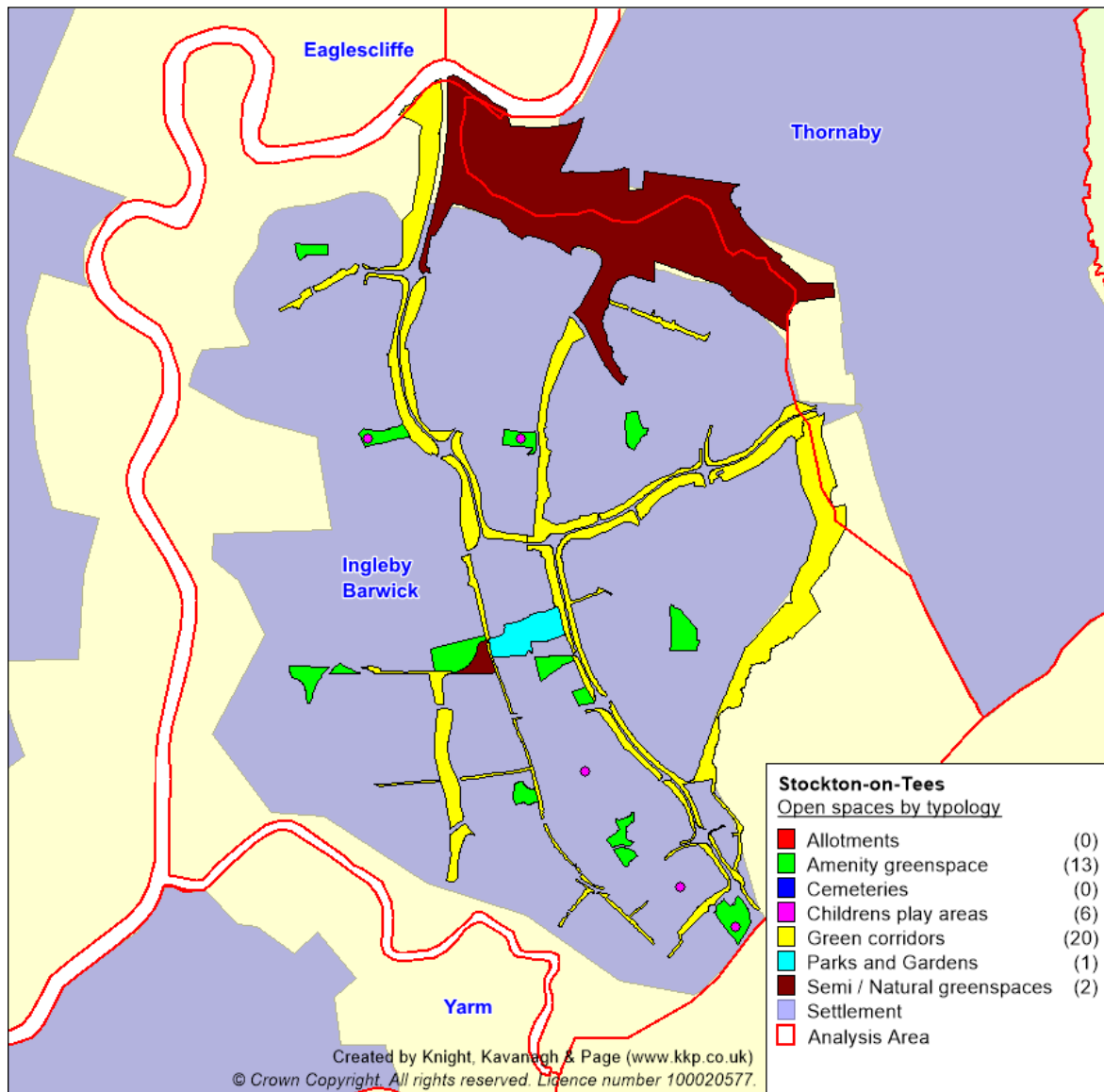


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Ingleby Barwick Analysis Area Quality and Value Matrix

Amenity greenspace			
		Value	
		High	Low
Quality	High	24: Barrowburn Green 25: Barwick Lane 35: Beckfields 75: Broomwood 110: Condercum Green 245: Land adj to Romano Park 277: Lowfields 428: Sober Hall 544: Windmill Park	62: Blair Avenue
	Low	416: Roundhill Ave/Norton Court	61: Blair Avenue 243: Lamb Lane

Green corridor			
		Value	
		High	Low
Quality	High	26: Barwick Lane Corridor 27: Barwick Way 28: Barwick Way 29: Bassleton Beck 59: Blair Ave to Pennine Way 97: Challacombe Crescent Green Corridor 226: Ingleby Mill Primary School 227: Ingleby Way 228: Ingleby Way 229: Ingleby Way 311: Myton Road 312: Myton Road 313: Myton Road 314: Myton Way 375: Queen Elizabeth Way 430: Sober Hall Avenue 469: Tarr Steps 483: The Rings 496: Thornwood Avenue 534: Wheater Lane	
	Low		

Natural and semi-natural greenspace			
		Value	
		High	Low
Quality	High	10: Adj to Romano Park 31: Bassleton Woods	
	Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Urban Parks		
		Value
		High
		Low
Quality	High	398: Romano Park
	Low	

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	146: Earls Meadow Play Area Lyn Close 203: Hazeldene, Play Area 211: Hillbrook Crescent Play Space 399: Romano Park Landscape for Play and MBC 424: Simonside Play Area 545: Windmill Way (Ingleby Mill) Play Area
	Low	

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Rural Analysis Area Overview Map

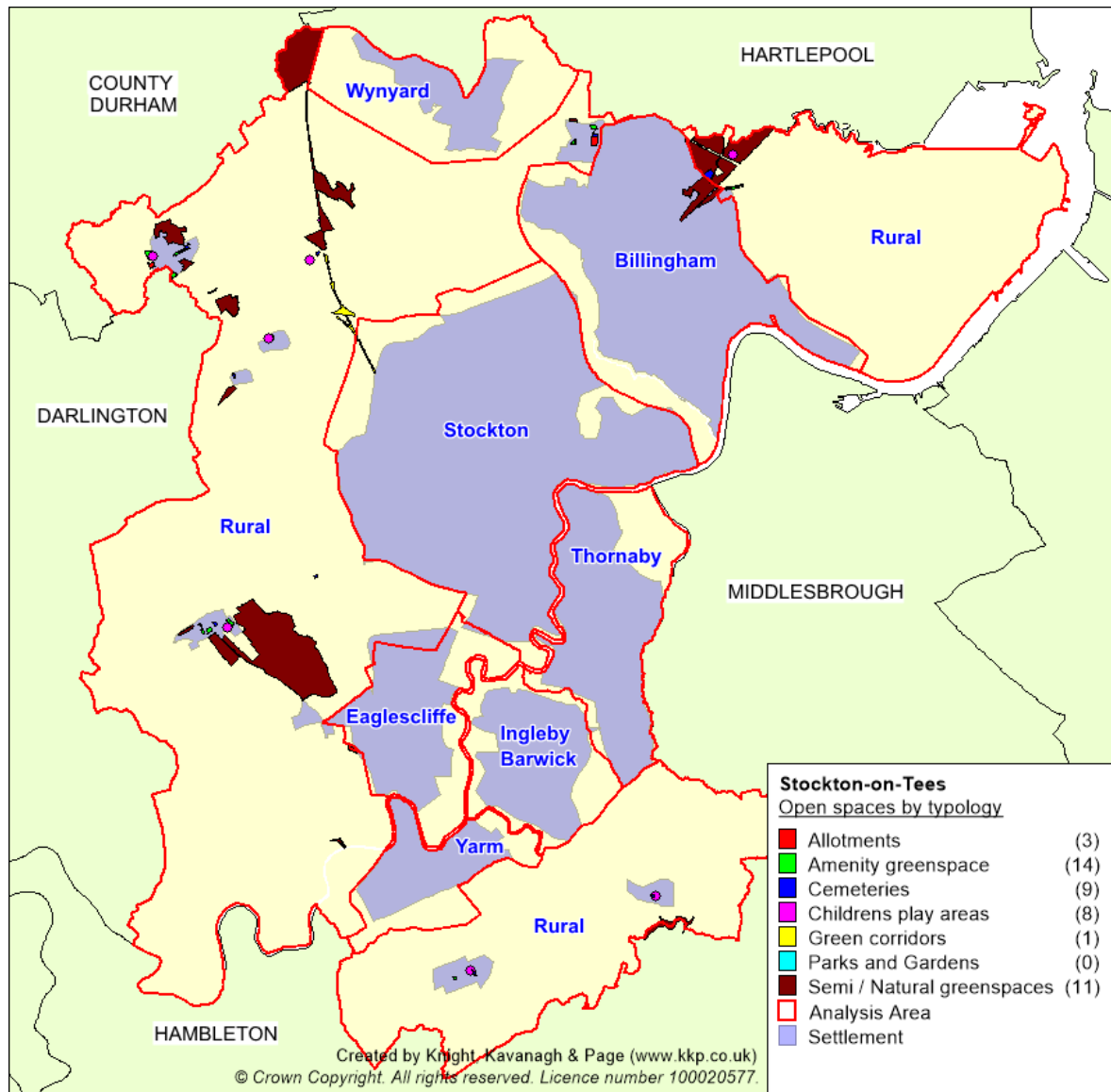


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Rural Analysis Area Quality and Value Matrix

Allotments			
		Value	
		High	Low
Quality	High	154: Eliffs Mill Allotments 458: Stillington Allotment 548: Wolviston Allotments	
	Low		

Amenity greenspace			
		Value	
		High	Low
Quality	High	270: Long Newton Playing Field/Amenity 271: Long Newton Village Green 278: Lowson Street 293: Meadow Walk 307: Mount Pleasant 481: The Green, Kirklevington 487: The Stray 526: Weare Grove 530: West Street Playing Field 552: Wolviston Green	305: Mill Lane Whitton 555: Woodland Way
	Low	121: Cowpen Bewley Green	550: Wolviston Community Centre

Cemeteries, churchyards and burial grounds			
		Value	
		High	Low
Quality	High	41: Billingham Cemetery 436: St Cuthberts Church, Redmarshall 438: St James Church, Thorpe Thewles 441: St Johns Churchyard, Stillington 442: St Johns the Devine Church, Elton 445: St Martins Parish Church, Kirkevington 447: St Marys, Norton 449: St Peters Church, Wolviston 450: St Peters Church, Yarm Road	
	Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Green corridors		
		Value
		High
		Low
Quality	High	
	Low	93: Castle Eden Walkway 1

Natural and semi-natural greenspace		
		Value
		High
		Low
Quality	High	9: A689 Natural Green Space 11: Aislaby 108: Coatham Wood 122: Cowpen Bewley Woodland Park 219: Honey Pott Woods 286: Manor Drive 459: Stillington Forest Park 543: Willow Chase 563: Wynyard Woodland Park
	Low	566: Brewsdale 567: Langdon Wood

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	214: Hilton Village Hall Playing field Play Area 240: Kirklevington Pump Lane Play Area 273: Longnewton recreation ground Play Area 298: Middle Bank Field 562: Wynyard Woodland Park
	Low	123: Cowpen Bewley Woodland Park Play Area 294: Meadow Walk (Fred Hall Field) Play Area 531: West Street Stillington Play Area



# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Stockton Analysis Area Overview Map

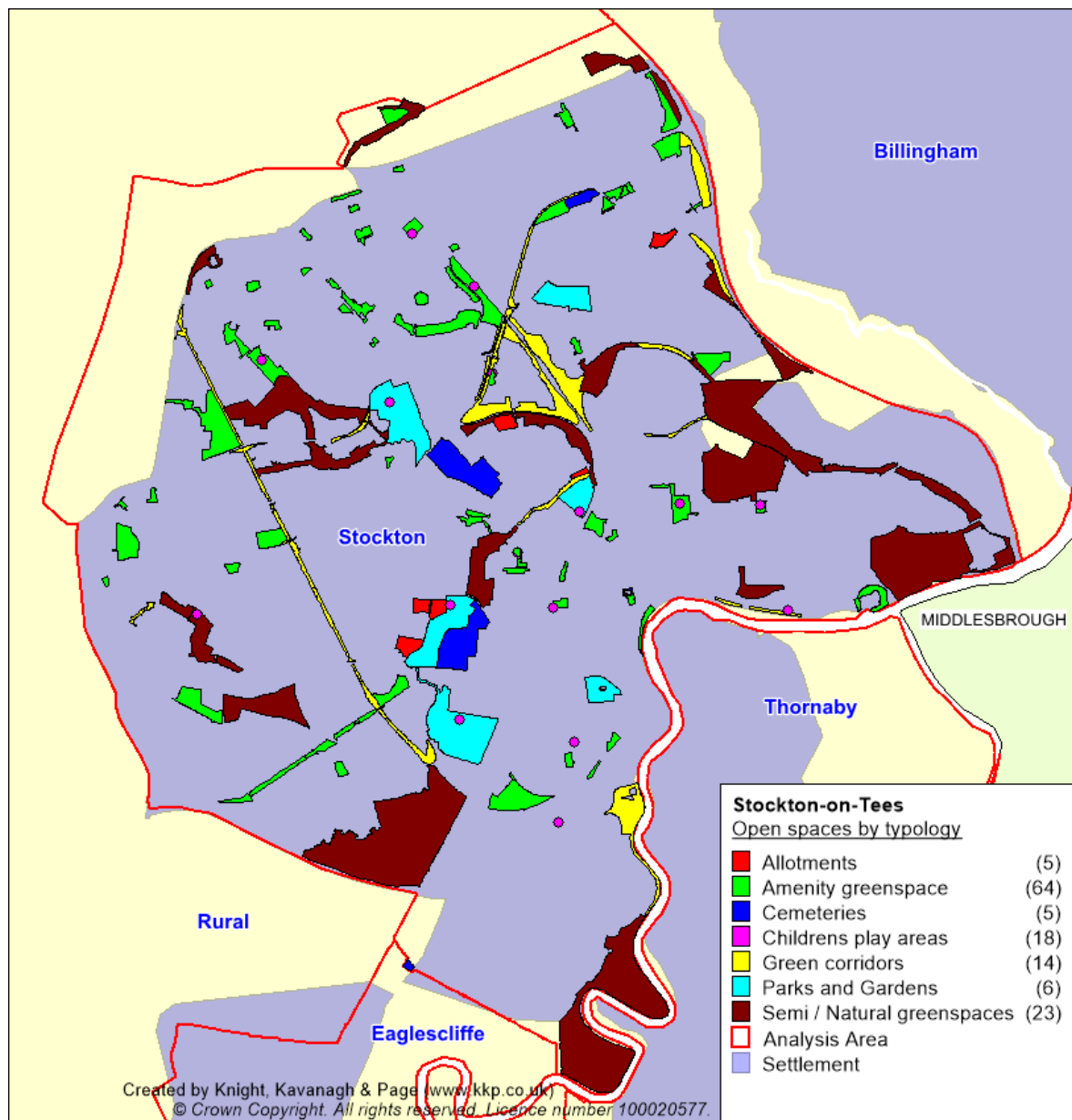


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Stockton Analysis Area Quality and Value Matrix

Allotments			
		Value	
		High	Low
Quality	High	46: Billingham Road Allotments 287: Maple Road Allotments 1 345: Oxbridge Lane Allotments 432: Spennithorne Road Allotments 138: Dundas Street Allotments	
	Low		

Amenity greenspace			
		Value	
		High	Low
Quality	High	18: Ashmore House 19: Ashton Road 52: Bishopsgarth Playing Fields 68: Bothal Walk 86: Cardinal Grove 114: Costain Grove 134: Devonport Road 139: Dunmail Road 143: Durham Road 158: Elmwood Community Centre 170: Fulmar Road 182: Greens Beck 187: Hardwick Green 193: Harpers Green 196: Hartburn Green Corridor 204: Hebburn Road 216: Holy Trinity 221: Hume House 230: Ingleton Road 238: Kiora Hall 242: Knitsley Walk 246: Land off A1027 250: Laneside Road Greenbelt 1 295: Merlin Road 302: Mill Lane 324: Newstead Avenue 328: Northcote Hill Farm 337: Norton Green 348: Peacocks Yard, Amenity Space 377: Queens Park 378: Radford Close 381: Ragworth Neighbourhood Centre 382: Raunds Avenue 384: Redbrook Park 393: Riverside	136: Dipton Road 215: Holburn Park 535: Wheatley Walk
	Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Amenity greenspace		
	Value	
	High	Low
	High	
	Low	

	395: Rochester Road 404: Rook Lane 418: Rudyard Avenue 453: Stamp Street 484: The Square Amenity Green Space 498: Tilery 507: Van Mildert Way 537: White Water Course 554: Wolviston Walk 559: Wrensfield Road	
	55: Bishopton Court 77: Brusselton Court 255: Leonard Ropner Drive 392: Ringwood Crescent 396: Rochester Road 397: Rockferry Close 403: Romsey Road 415: Rothwell Crescent 419: Runfold Close 467: Sussex Walk 504: Tyrone Road 546: Witton Park	106: Clive Crescent 256: Lerwick Close 318: Newham Grange (Oak Tree Primary) 347: Patterdale Avenue

Cemeteries, churchyards and burial grounds		
	Value	
	High	Low
Quality	High	
	Low	

High	144: Durham Road Cemetery 344: Oxbridge Cemetery 361: Preston Cemetery 446: St Marys Church, Long Newton 462: Stockton Parish Church	
Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Green corridors		
	Value	
	High	Low
Quality	High	5: A1027 Green Corridor 7: A177/A1027 8: A177/A1027/Railway Corridor 94: Castle Eden Walkway 2 223: Imperial Avenue 280: Lustrum Beck 331: Northshore Banks 334: Norton East Corridor 335: Norton East Corridor 340: Norton/Railway Corridor 472: Teesdale Way Green Corridor 488: The Vale
	Low	281: Lustrum Beck 282: Lyndon Way

Natural and semi-natural greenspace		
	Value	
	High	Low
Quality	High	21: Auckland Way 70: Bowesfield Farm Nature Reserve 100: Chesham Grove 148: Eastbourne/A177 156: Elm Tree Corridor 178: Gravel Hole 186: Hardwick Dene 260: Limbrick Avenue 261: Limbrick Avenue 326: North Shore 338: Norton to Portrack 358: Portrack Lane/Lustrum Beck 359: Portrack Marsh 433: Spring Way 505: Upsall Grove
	Low	179: Grays Road 195: Harrowgate Lane 247: Land surrounding Peacocks Yard 279: Lustrum Beck 308: Mount Pleasant/Norton 339: Norton/A19 woods 499: Tilery Park 506: Valley Gardens

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Urban Parks		
		Value
		High
		Low
Quality	High	175: Grangefield Park 320: Newham Grange Park 407: Ropner Park 503: Trinity Gardens
	Low	65: Blue Hall Recreation Ground 370: Primrose Hill Park

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	51: Bishopsgarth Play Area and MBC 63: Blue Hall Rec Ground Play Area 322: Newham Grange Park Play Area and Kick Wall 332: Northshore Play Area 379: Ragworth (Community Centre) Play Area and Basketball 385: Redbrook Play Area 408: Ropner Park Play Area 413: Rochester Road Play Area and MUGA
	Low	57: Black Path Multi Ball Court 133: Devonport Play Area 176: Grangefield Park, MBC 303: Mill Lane Kick Wall and Play Area 310: Multi Games Area Hardwick Green Park 325: Newtown Kick Wall 369: Primrose Hill Multi Ball Court
		71: Bovesfield Play Area 262: Limbrick Avenue (Greenvale) Play Area

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Thornaby Analysis Area Overview Map

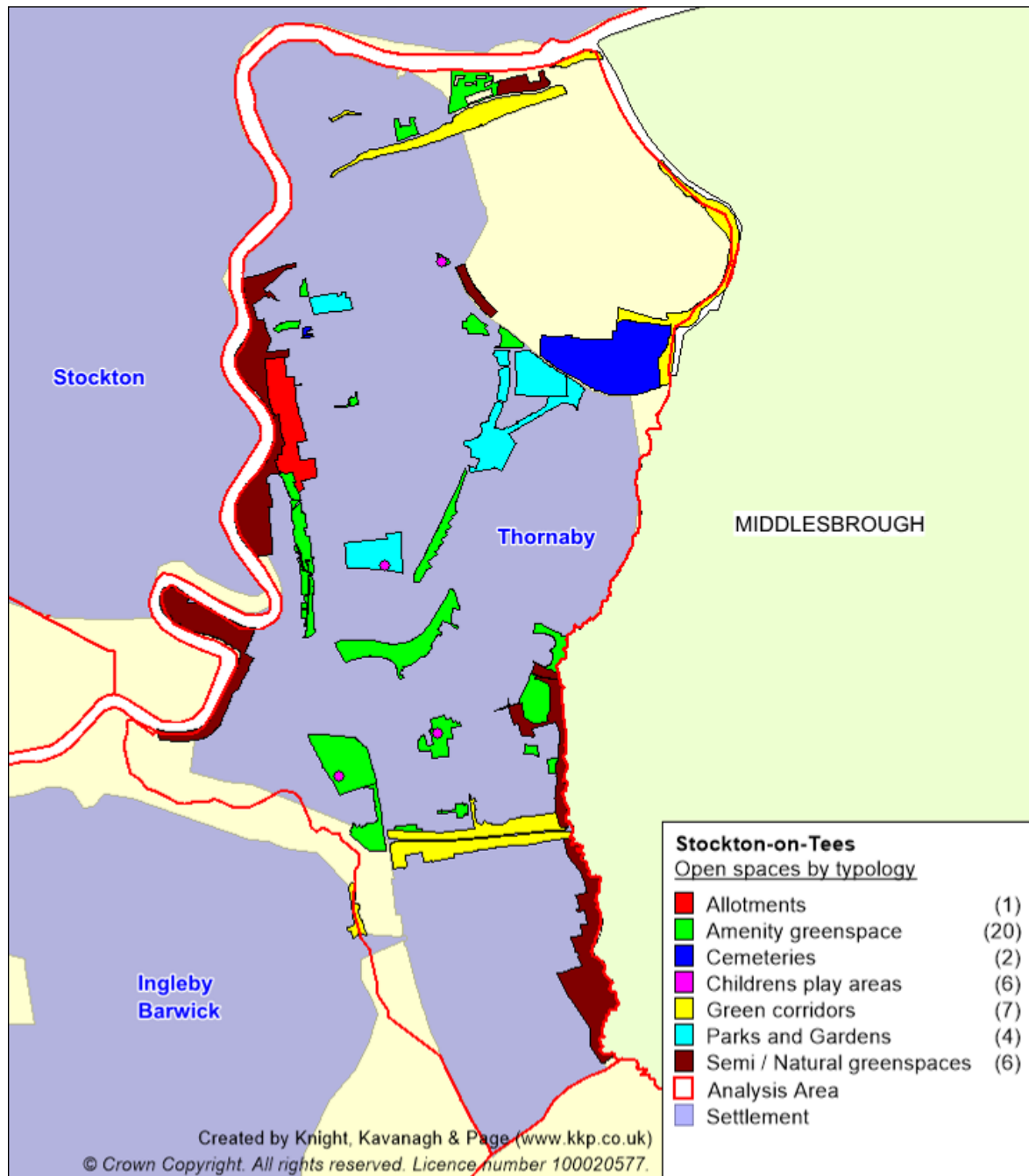


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.



# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

Green corridors		
		Value
		High
		Low
Quality	High	6: A174 Corridor 30: Bassleton Beck 197: Harvard Avenue 373: Princeton Drive Corridor 470: Tees Barrage 474: Teesside Ind Est 475: Teesside Park
	Low	

Natural and semi-natural greenspace		
		Value
		High
		Low
Quality	High	188: Harewood Pleasure Gardens 316: Navigation Way 2 482: The Holmes 495: Thornaby/River Tees Green Corridor
	Low	147: Earlsway 452: Stainsby Wood

Urban Parks		
		Value
		High
		Low
Quality	High	13: Allison Trainer Park 268: Littleboy Park 511: Victoria Recreation Ground 516: Village Park
	Low	

Play areas and informal sports facilities		
		Value
		High
		Low
Quality	High	192: Harold Wilson Play Area and Basketball Court 266: Little Boy Park Play Area 510: Victoria Rec Ground (Peel Street) Play Area and Kick Wall 517: Village Park Play Area, MBC and Kick Wall
	Low	289: Mary Street Play Area 431: South Thornaby Community Centre Play Area



# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Wynyard Analysis Area Overview Map

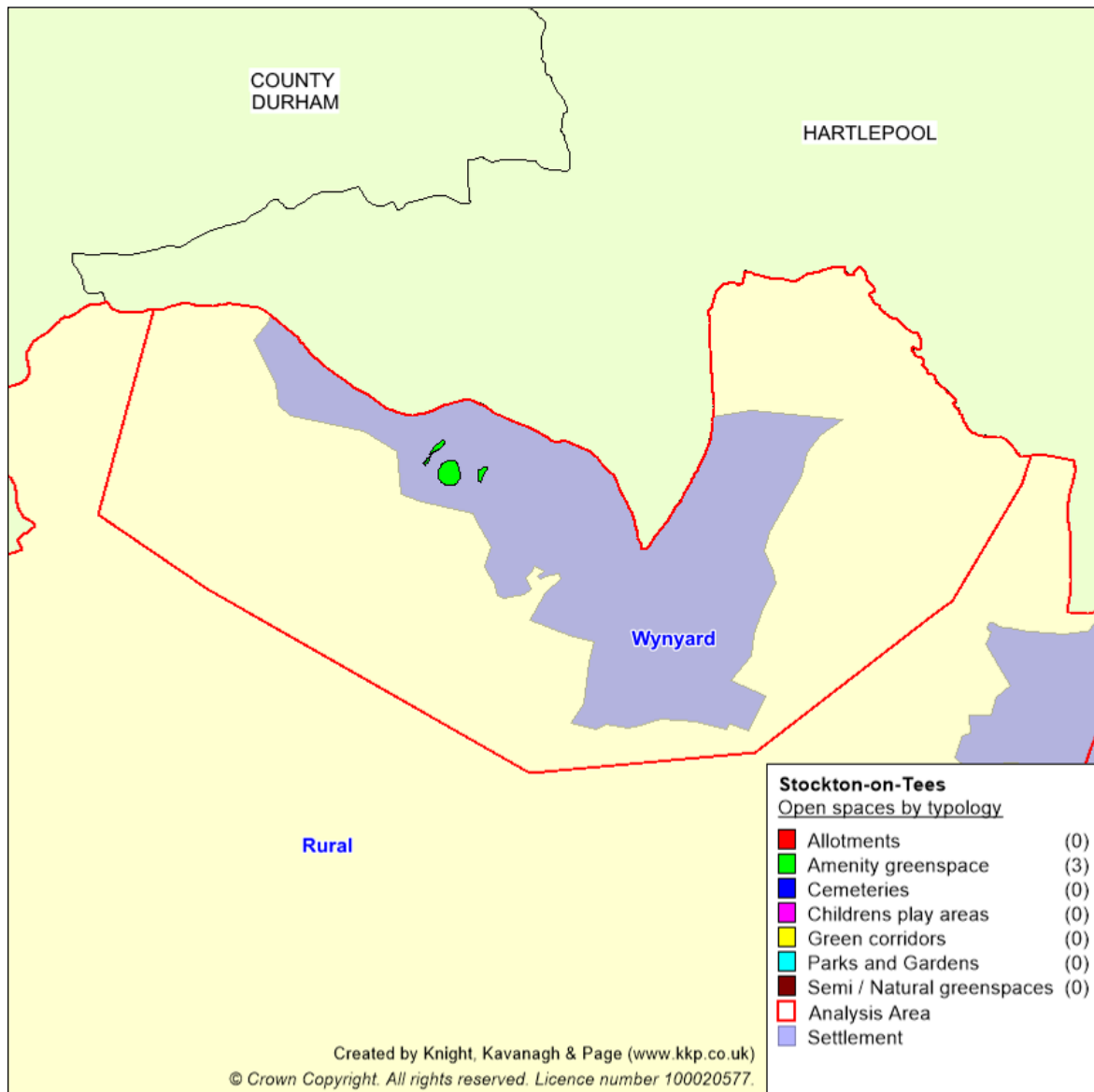


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

## Wynyard Analysis Area Quality and Value Matrix

Amenity greenspace		Value	
		High	Low
Quality	High	479: The Granary, Wynyard 485: The Stables, Wynyard 486: The Stables, Wynyard	
	Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Yarm Analysis Area Overview Map

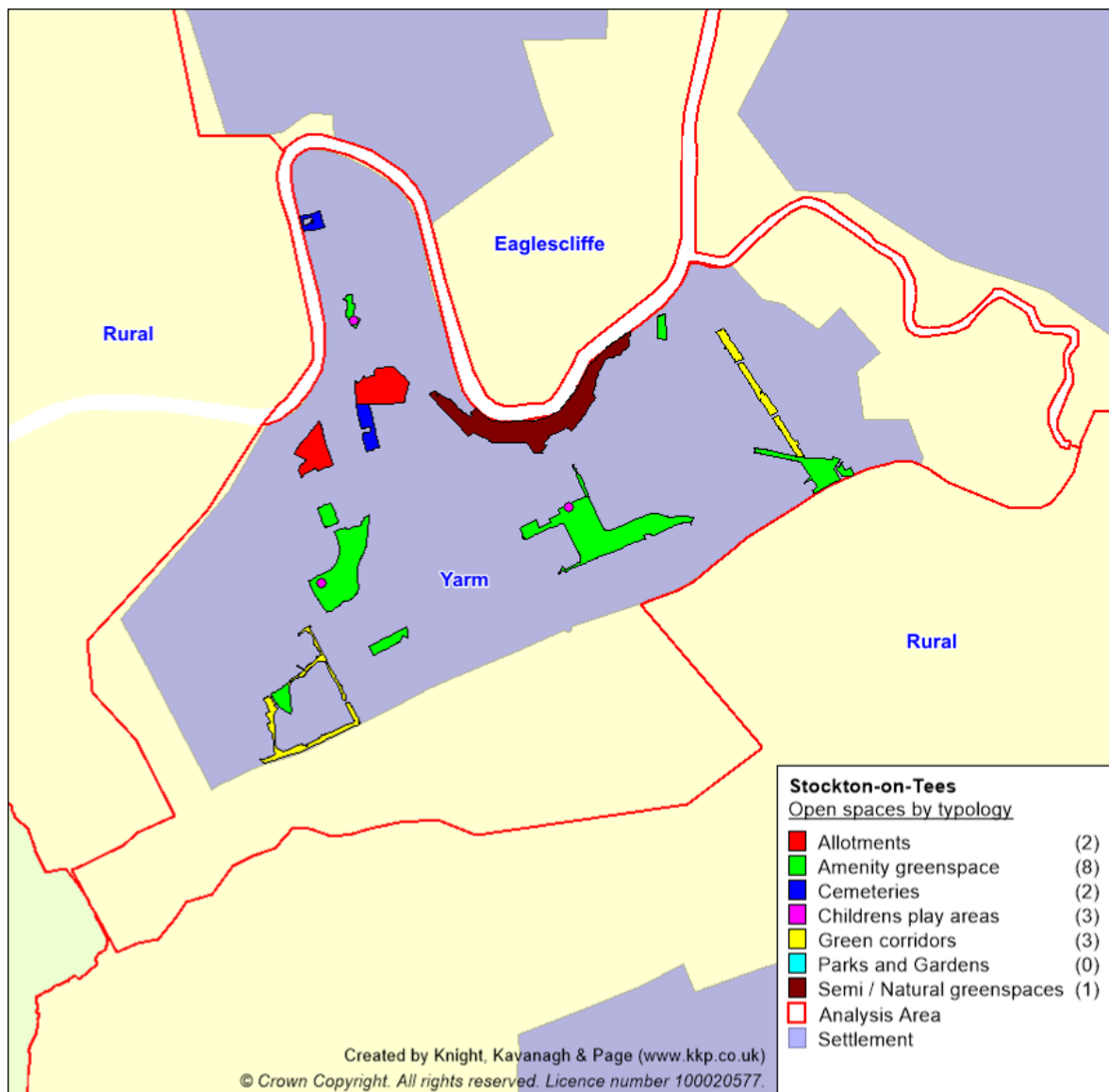


Figure A2.4a in Appendix 2 maps play areas and informal sports facility sites by their sub-classification.

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

## Yarm Analysis Area Quality and Value Matrix

Allotments			
		Value	
		High	Low
Quality	High	74: Brickyard Allotments 558: Worsall Road Allotments	
	Low		

Amenity greenspace			
		Value	
		High	Low
Quality	High	111: Conyers Close 128: Davenport Road 173: Glaisdale Road 257: Leven Park 296: Metcalfe Close Amenity Green Space 426: Snaiths Field 539: Willey Flats	
	Low	132: Denevale	

Cemeteries, churchyards and burial grounds			
		Value	
		High	Low
Quality	High	444: St Mary Magdalen Church, Yarm 565: Yarm Cemetery	
	Low		

Green corridors			
		Value	
		High	Low
Quality	High	129: Davenport Road Greenbelt 183: Greens Lane 306: Mount Leven Road	
	Low		

# STOCKTON-ON-TEESS OPEN SPACES STRATEGY

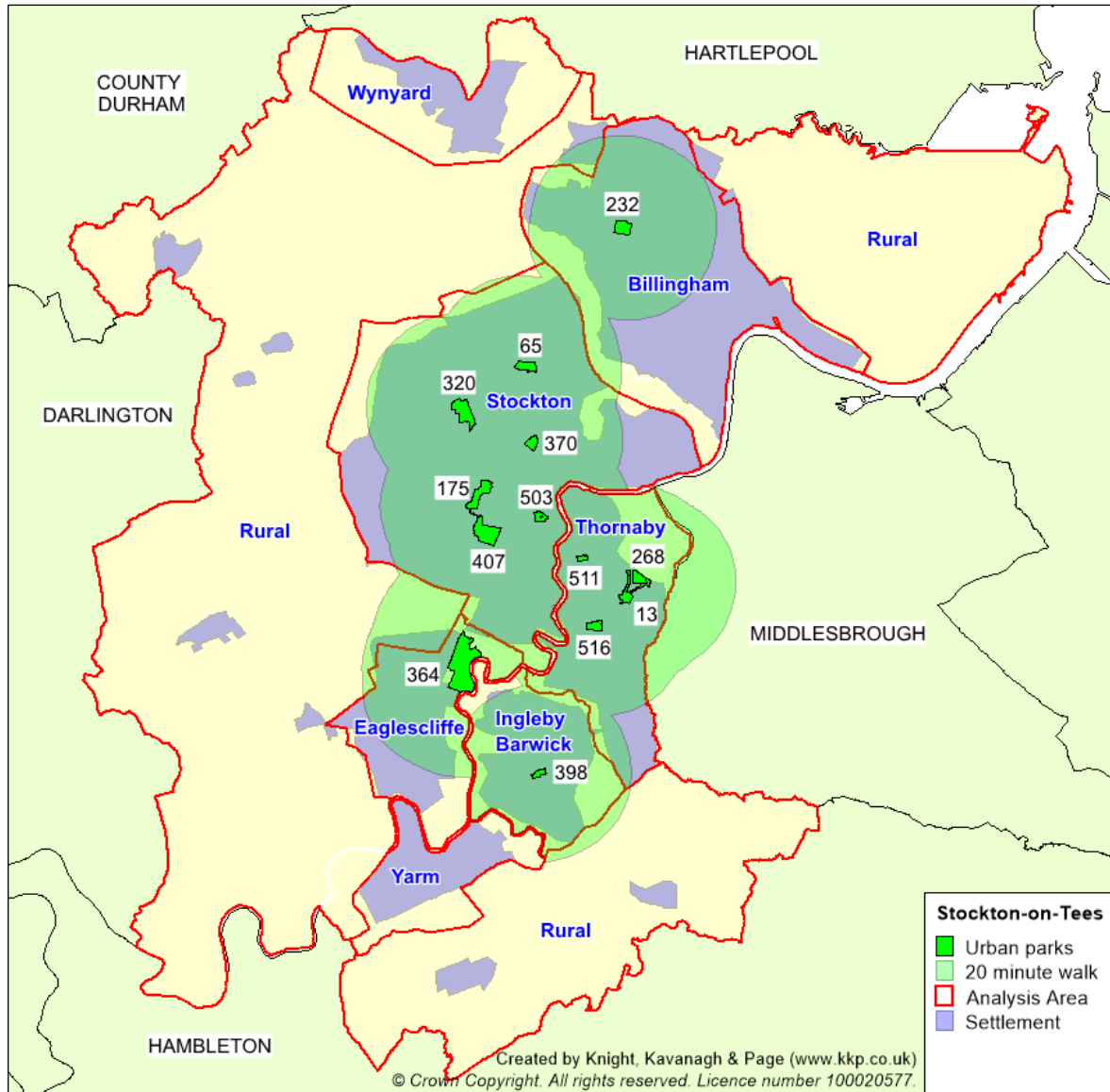
Natural and semi-natural greenspace			
		Value	
		High	Low
Quality	High		
	Low	405: Rookery/Goosepastures	

Play areas and informal sports facilities			
		Value	
		High	Low
Quality	High	259: Leven Park	
	Low	427: Snaiths Field (West Street) 541: Willey Flats Play Area and Kick Wall	

# STOCKTON-ON-TEES OPEN SPACES STRATEGY

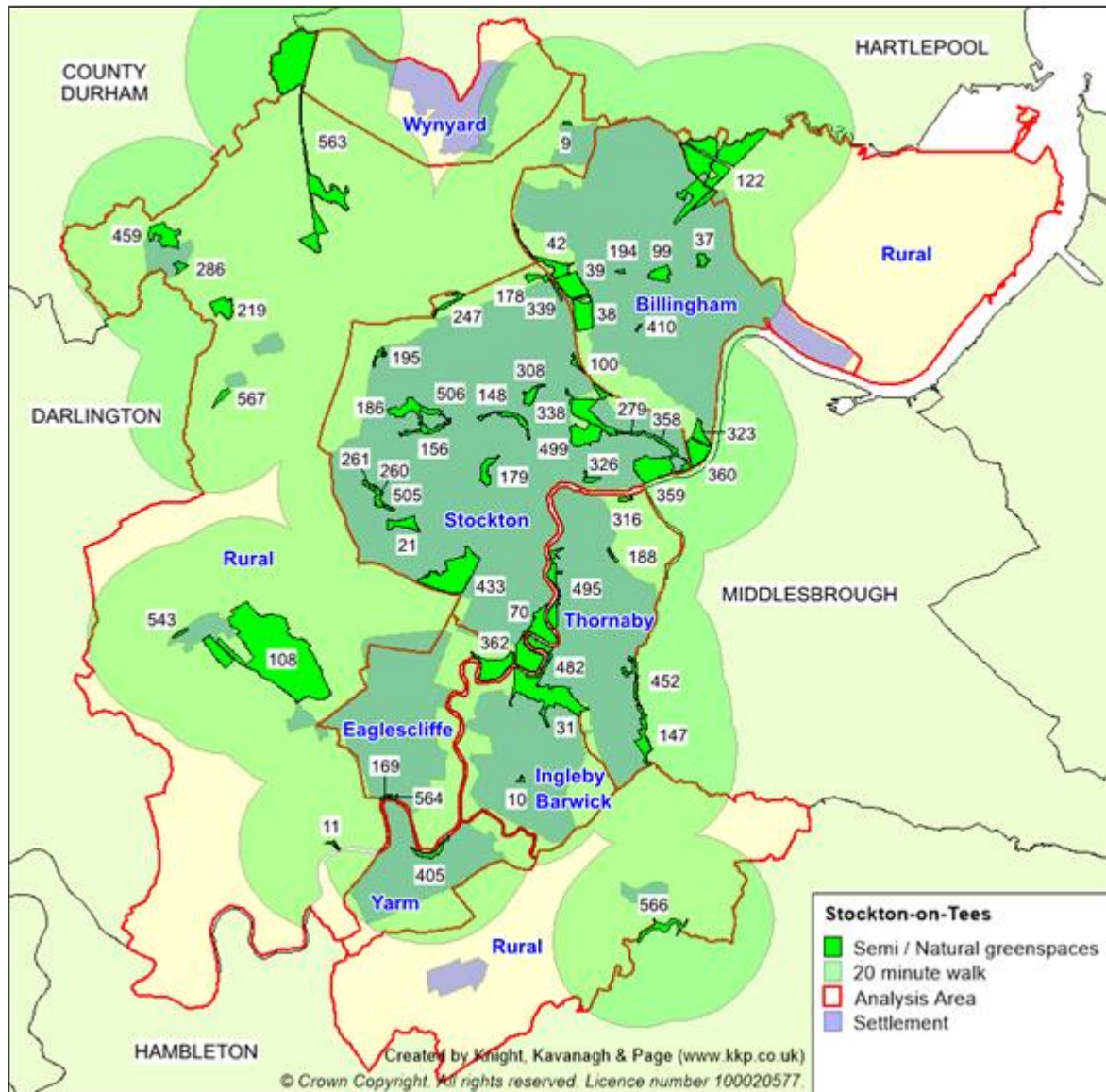
## APPENDIX TWO: CATCHMENT MAPPING

Figure A2.1: Urban Parks mapped against a 20-minute walk time



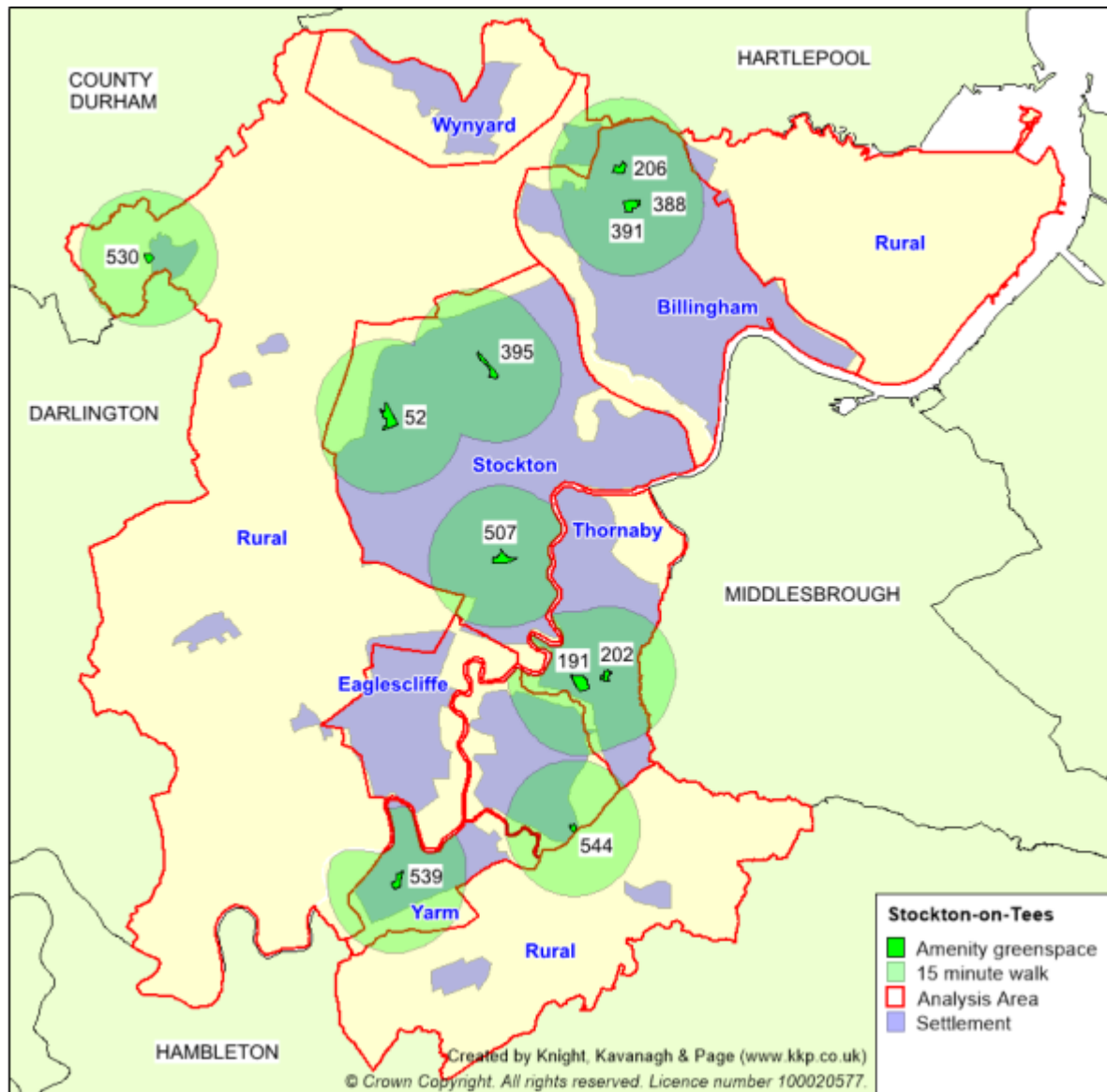
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.2: Natural and semi-natural greenspace mapped against a 20-minute walk time



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

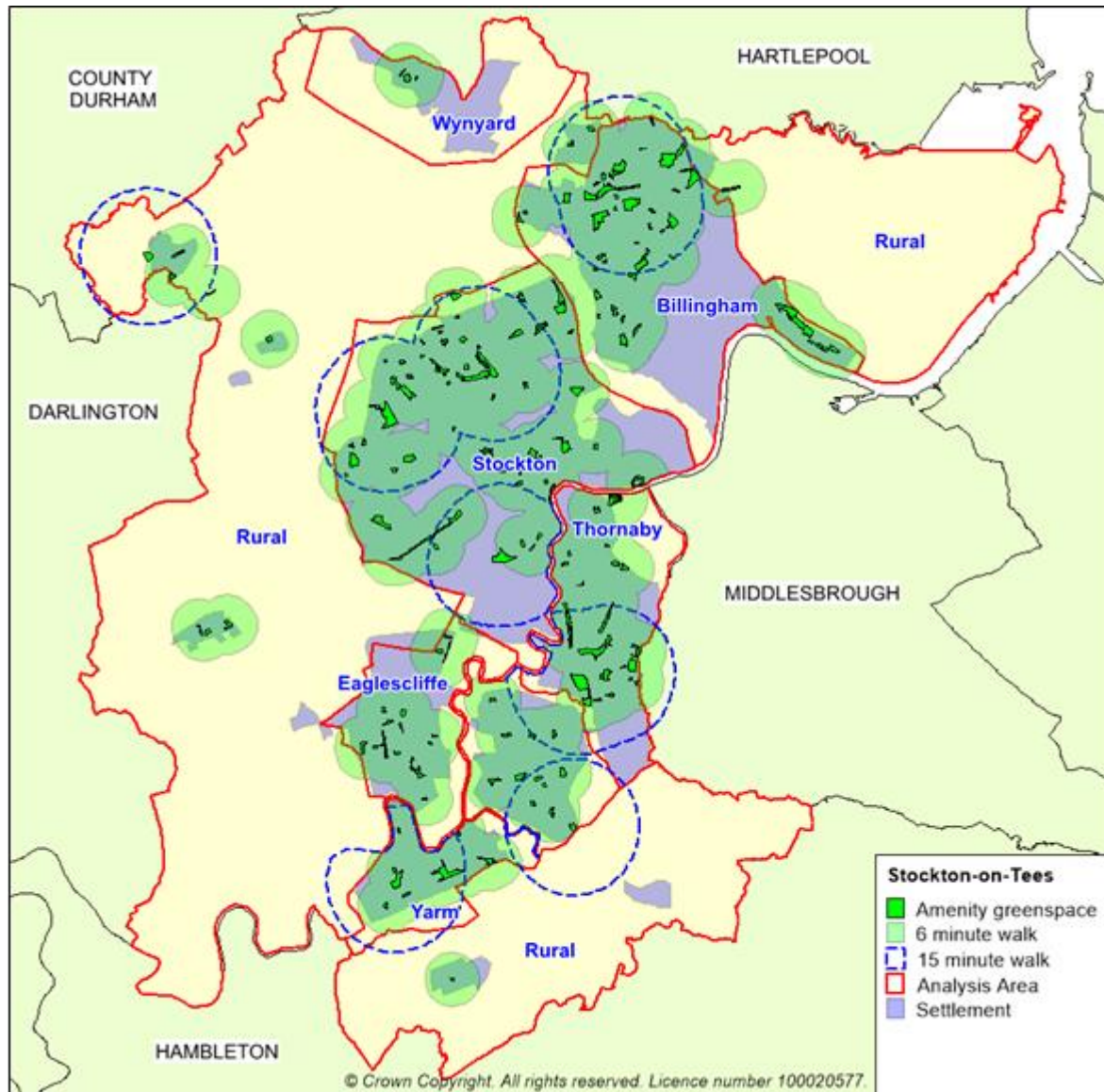
Figure A2.3a: Tier 1 amenity greenspace mapped against a 15-minute walk time





# STOCKTON-ON-TEES OPEN SPACES STRATEGY

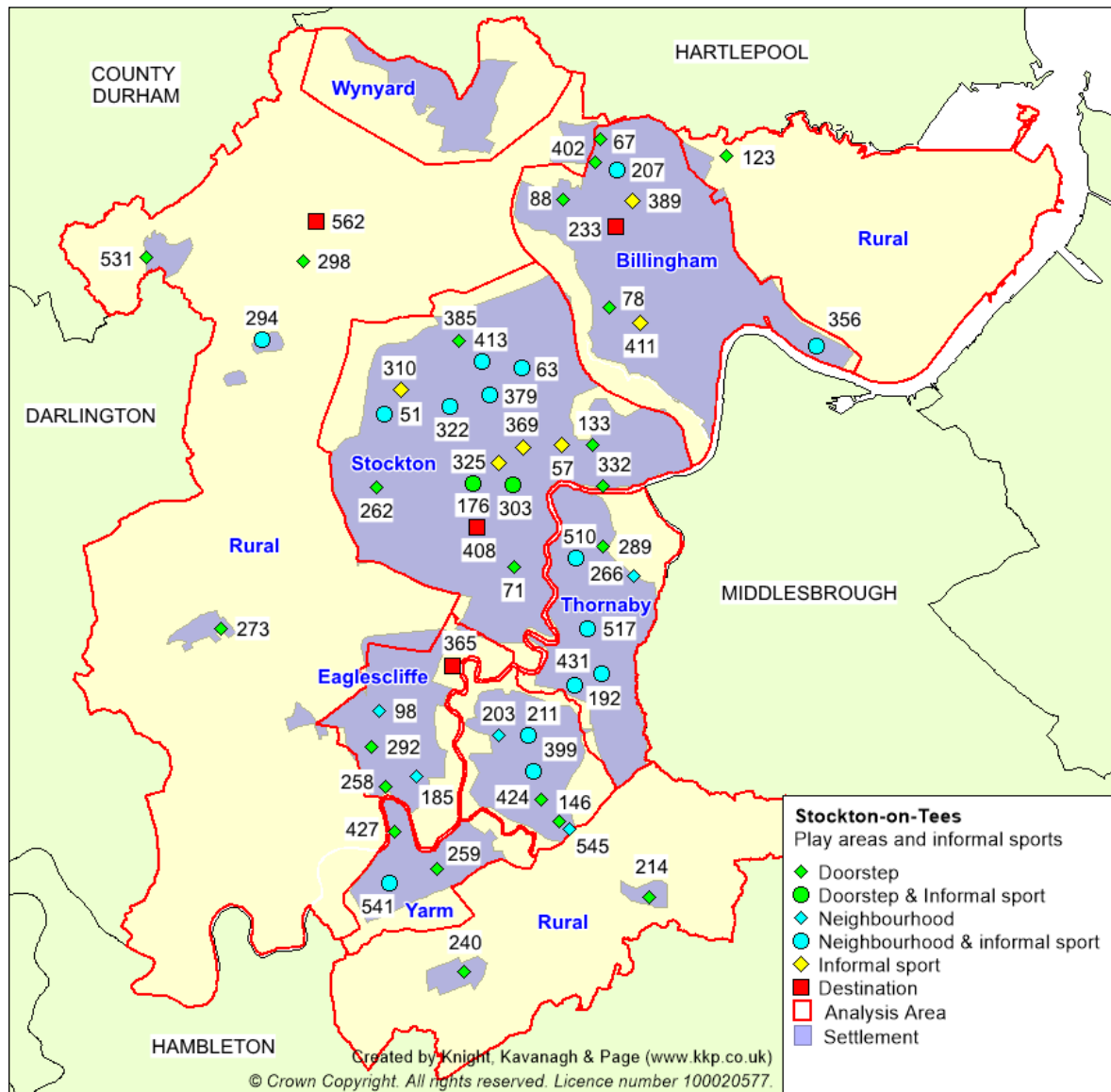
Figure A2.3b: Tier 1 amenity greenspace mapped against 15-minute walk time with all other amenity greenspace mapped against 6-minute walk time





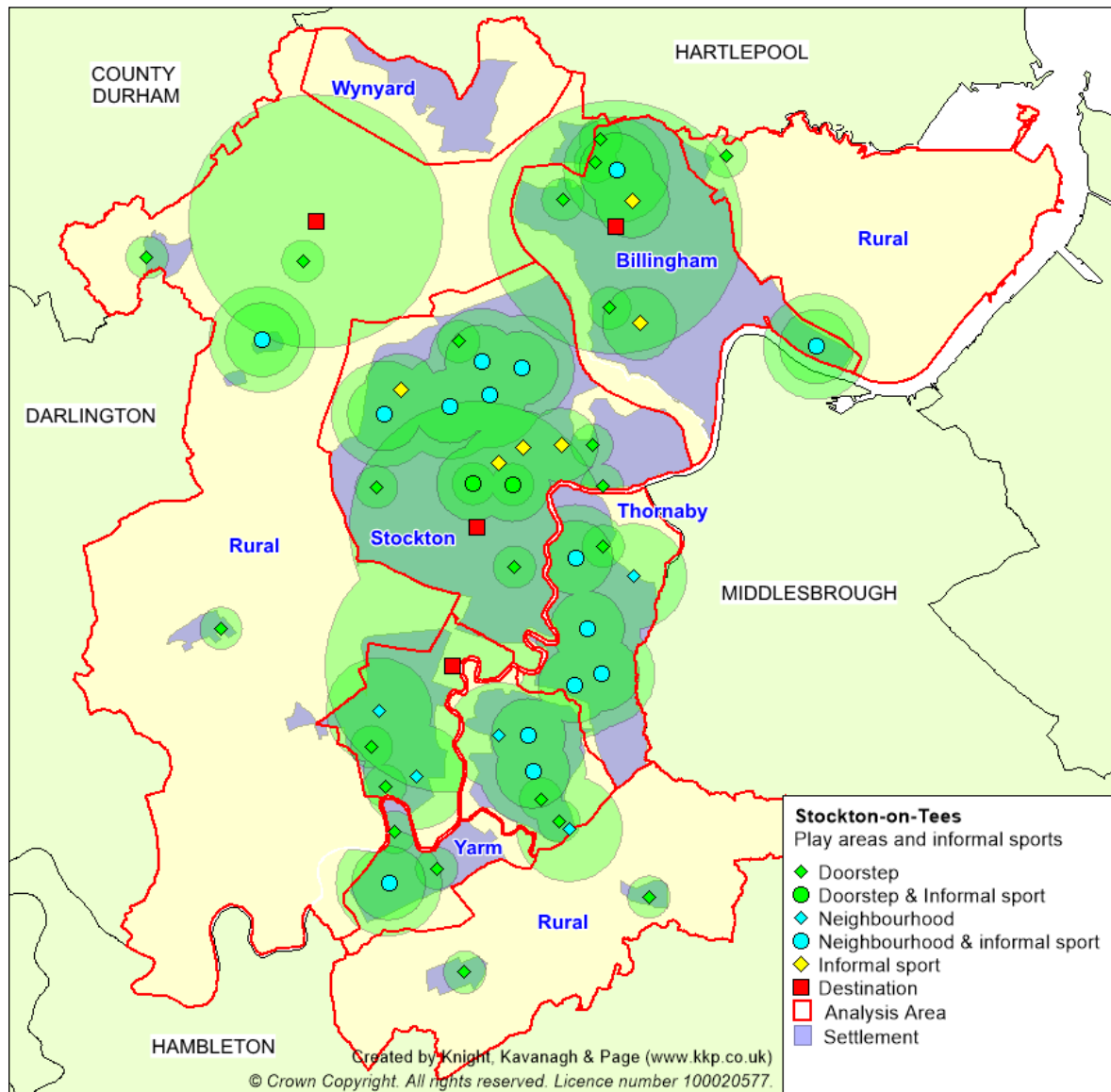
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4a: Play areas and informal sports facilities mapped



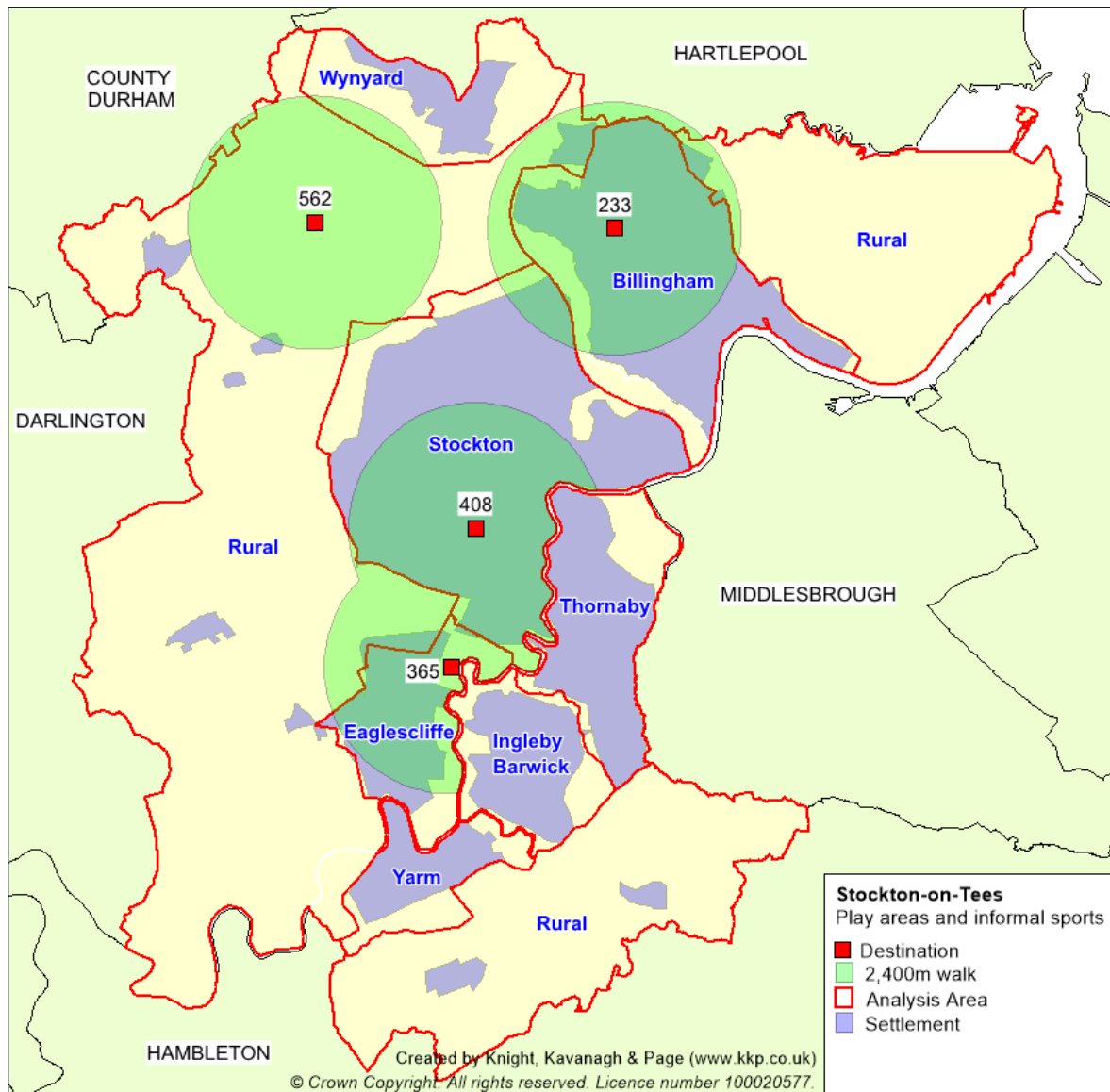
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4b: Play areas and informal sports facilities mapped against catchments



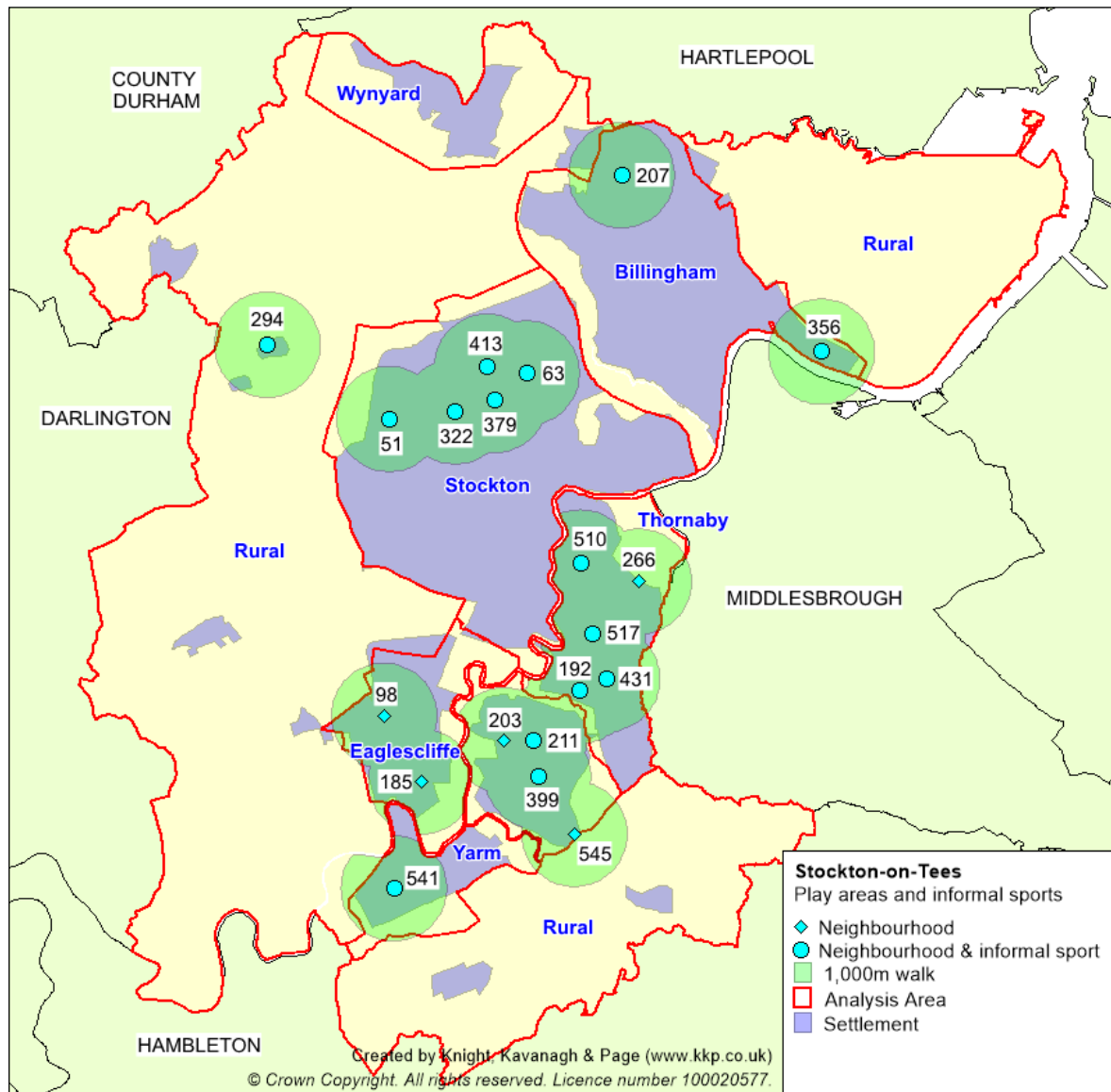
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4c: Destination play sites mapped against a 2400m walk time



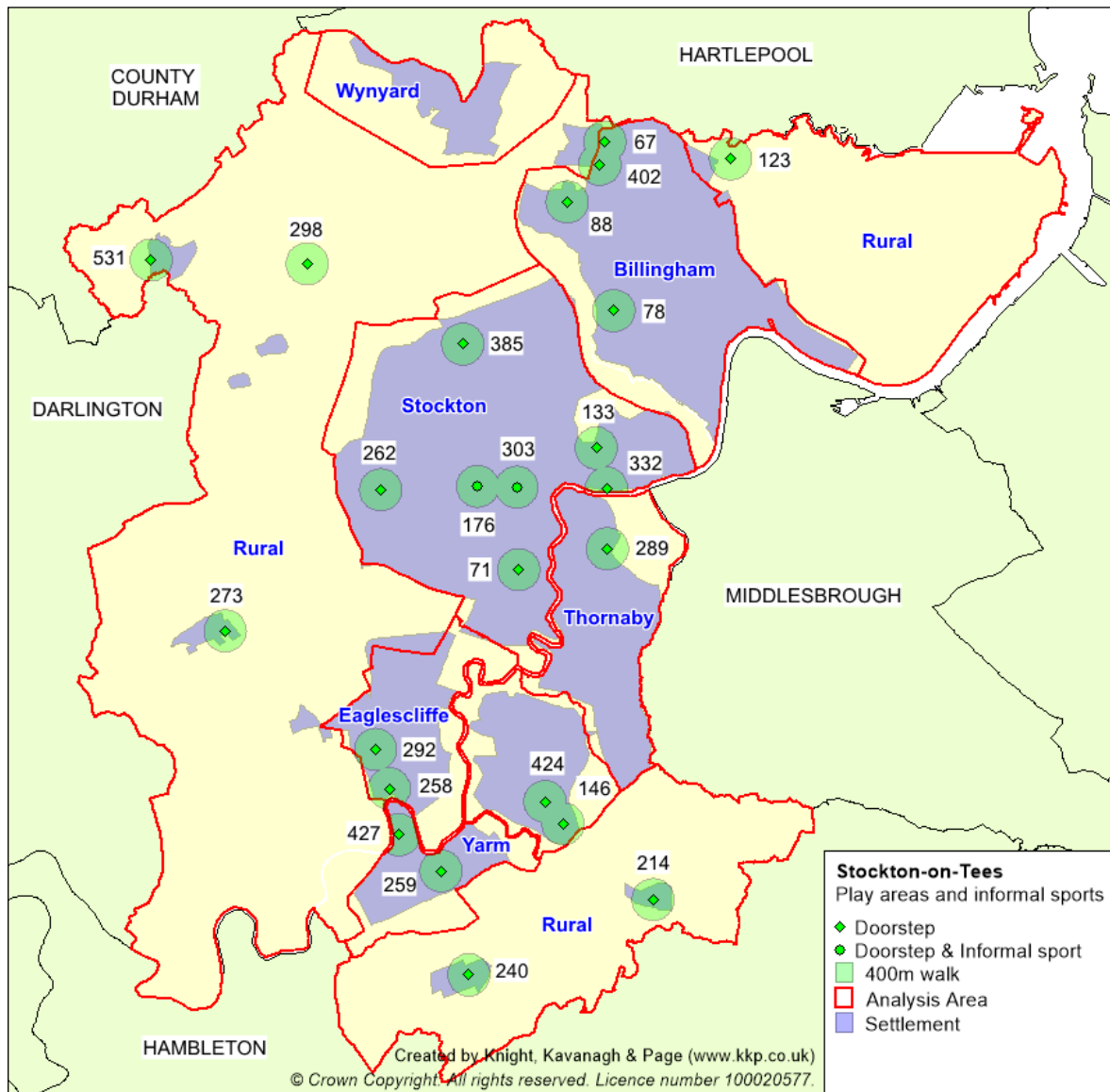
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4d: Neighbourhood play sites mapped against a 1000m walk time



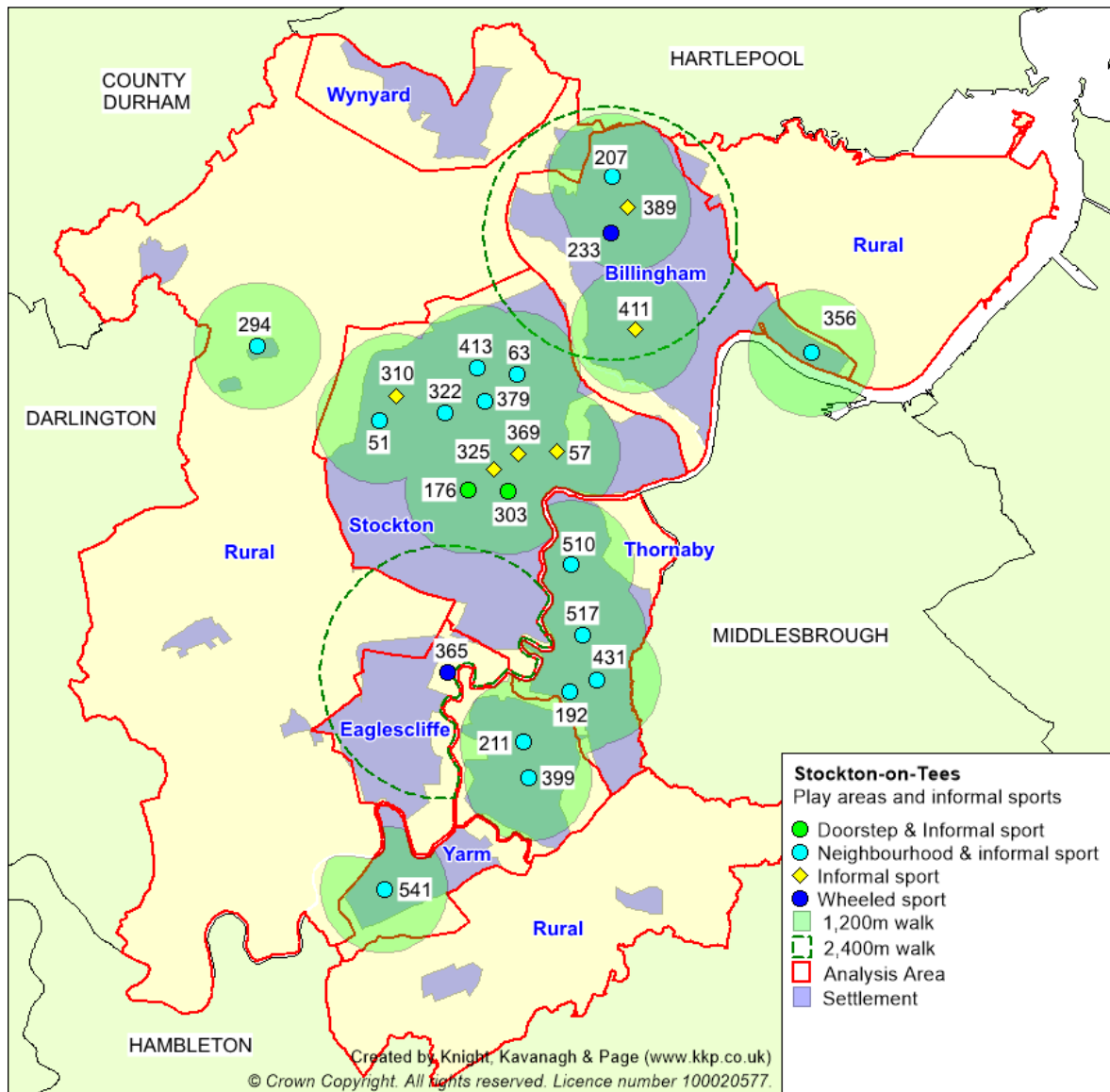
# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4e: Doorstep play sites mapped against a 400m walk time



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.4f: Informal sports facilities mapped against a 1200m walk time



# STOCKTON-ON-TEES OPEN SPACES STRATEGY

Figure A2.5: Allotments mapped against a 15-minute walk time

