

21ST JANUARY 2013

POTENTIAL PLAY SITES AND SOLUTIONS

1. Background

- 1.1 East Sunderland Area People Board discussed their Work Plan and People based priorities, in particular, 'Opening up school facilities to the wider community.' Maps were included from the 2012 Draft Greenspace Report identifying certain neighbourhoods which lack fixed play provision.
- 1.2 The People Board are seeking Area Committee's consideration and agreement to refer the identified potential play sites and solutions, shown under section 2, to the Cabinet Policy Lead for the Play and Urban Games Strategy, requesting that they consider each site for inclusion as part of the next Play Review. (Note: the list is not exhaustive)

2. Potential Play Sites and Solutions

- 2.1 Moorside has just 16% access to fixed play equipment. The most likely site options would appear to be on greenspaces beside Morval Close and Benedict Biscop Primary School. There is potential to create a new joint facility with the school.

Solution 1: Morval Close

The potential catchment would service the full Moorside area. The site size is 2.69 hectares. The land is mostly private. The status is open space on the Unitary Development Plan (UDP) and shown as amenity greenspace on the Draft 2012 Greenspace Audit. There are no current features, therefore a new play facility is needed. The conclusion – potential problem with private ownership, but good location, feasible and beside the school.

Solution 2: Benedict Biscop Academy

The potential catchment would service the full Moorside area. The site size is 1.67 hectares. The land is council owned. The status is identified as school playing fields on the UDP and the Draft 2012 Greenspace Audit. Current features include school climbing structures, but upgrading features needed. The conclusion - possibility to annex small part of site, to enable play area to be created, to be used by school/public (Hendon model).

- 2.2 Millfield – New housing on the former Cornings site could either create a new local facility, or improve Diamond Hall still further. Development at Farringdon Row / Vaux could support a further play facility, which could be located within Festival Park or on the greenspace adjacent to Railway Row, on the former Ayres Quay railway site.

Solution 1: Housing on former Cornings Site

The potential catchment would depend on the size of the play area. The land is privately owned. The status is identified as currently being developed for housing, and is shown as an employment area of the UDP. There are no current features, therefore a new play facility is needed. The conclusion - potential for new facility depending on S106 contribution, if small amount, contribution could be used to add value to Diamond Hall.

Solution 2: Upgrade Diamond Hall to Play Pathfinder

The potential catchment would cover the full Millfield area. The site size is 0.75 hectares. The land is council owned. The status is identified as a proposed pocket park on the UDP and a formal park of the Draft 2012 Greenspace Audit. The park has been recently upgraded. The conclusion – Should be reclassified as a Play Pathfinder – nil costs.

Solution 3: Ayres Quay Railway

The potential catchment would be North Millfield area. The site size is 0.85 hectares. The land is council owned. The status is identified as a new or upgraded open space on the UDP and amenity greenspace of the Draft 2012 Greenspace Audit. There are no existing facilities therefore a new play area is required. The conclusion - possible site at Railway Row (north end). Potential for this to be the main site instead of Festival Park.

Solution 4: Festival Park

The potential catchment area is North Millfield and part of the City Centre. The site size is 8.74 hectares. The land is council owned. The status is identified as a new or upgraded open space on the UDP and amenity greenspace of the Draft 2012 Greenspace Audit. There is a bandstand and teen shelter. Upgrading features needed would be a new play facility. The conclusion - potential for facility to be paid for by adjacent Vaux/Farringdon Row development, but there is a danger that site would be isolated and potentially subject to vandalism- see Ayres Quay above as an alternative.

- 2.3 Queen Alexandra Road / Hill View – less than half of the population in this area has access to fixed play equipment. The most likely site options appear to be around Stannington Grove and Hill View Playing Fields, where a portion of land could be re-allocated, options either side of the changing rooms. A further site option would be a joint facility with Hill View Juniors.

Solution 1: Hill View Playing Fields – Play Pathfinder

The potential catchment area is to service the Hill View and Tunstall area. The site size is 7 hectares. The land is council owned. The status is identified as open space on the UDP and outdoor sports facilities on the Draft 2012 Greenspace Audit. There are no current features, therefore a new play facility would be needed. The conclusion - portion of the site beside Stannington Grove could possibly be separated from sports facilities to provide a play area. Alternative would be dual use with Hill View Juniors, or the woodland site immediately to South of changing rooms/beside road. Good potential site for the area.

- 2.4 Hollycarrside – a new fixed play facility could be located on the north side beside Toll Bar Road, or to the south at Black Road, potentially linked to the existing Dual Use Games Area (DUGA).

Solution 1: Upgrade Black Road DUGA to Play Pathfinder

The potential catchment would service the full Hollycarrside area. The site size is 9 hectares. The land is council owned. The status is identified as open space on the UDP and outdoor sports facilities on the Draft 2012 Greenspace Audit. There is a DUGA, but it has limited features, therefore a new play facility is required. The conclusion – it would be distant from Hollycarrside, but would serve some areas of Ryhope.

Solution 2; Beside Toll Bar Road

The potential catchment would serve most of Hollycarrside area. The site size is 4 hectares. The land is owned by Gentoo. The status is identified as open space on the UDP and outdoor sports facilities on the Draft 2012 Greenspace Audit. There are no current features, therefore a new play facility would need to be created. The conclusion – good potential for a site.