

**Forest of Dean
District Council**

LPD8

District Local Plan Review

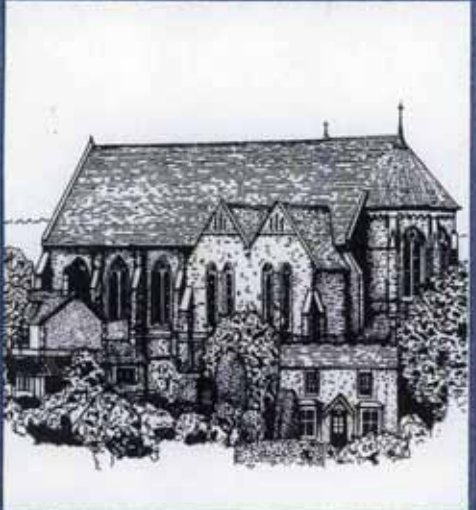
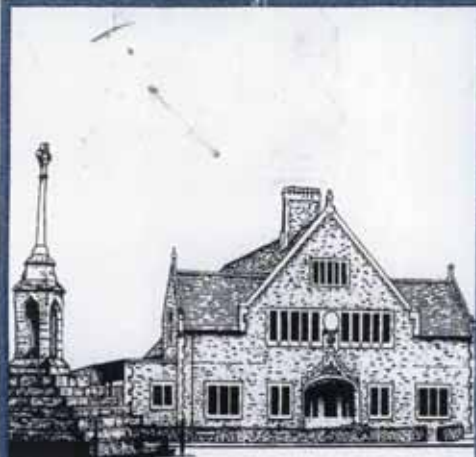
1ST DEPOSIT

**PLAY AREA
PROVISION**

**SUPPLEMENTARY PLANNING
GUIDANCE**

JULY 2000

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PLAY AREA PROVISION SUPPLEMENTARY PLANNING GUIDANCE

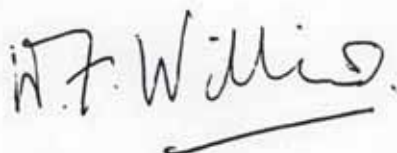
FOREWORD

Play is essential for the healthy growth and development of children. Over most of the Forest of Dean there are insufficient play facilities available for children. Where they do exist, they may be in a poor state and fail to meet modern safety standards. For these reasons it is important that developers contribute to the future play requirements of the families who will buy or rent their properties. This principle is accepted nationally and is contained within the Forest of Dean District Local Plan, which requires play facilities to be provided on all developments of more than ten houses, or a fair contribution made to improve existing local facilities.

This supplementary planning guidance aims to provide guidance to developers on the size, location and design requirements of the play areas that will be required to accompany new housing development. This will ensure that appropriate and safe facilities are built that provide the most fun for children and maximise their social and physical development, whether they are toddlers visiting the play area for the first time or teenagers that require more challenging facilities.

This guidance also contains details of the future maintenance money that would be required before the sites could be adopted by the town, parish or district council. This is particularly important so that high standards of inspection and maintenance can be maintained to ensure the safety of children using the sites without this becoming a drain on council tax-payers. It is hoped that the recognition of the true cost of providing quality play facilities and its obtainment through planning conditions will give town and parish councils the confidence to adopt these areas.

Although the majority of play facilities are expected to be built to accompany housing development, these guidelines may also be useful to town and parish councils or community groups that are considering developing new play facilities as a sole project. Grants are sometimes available for these projects and the District Council would encourage the development of these important sites wherever there is a need and resources are available.



Councillor Frank Williams

Chairman of the Planning and Leisure Services Committee,
Forest of Dean District Council

CONTENTS

<u>Chapters</u>	<u>Contents</u>	<u>Page No.</u>
1	Introduction	1
2	Planning Policy Guidance	2
3	Guidance Status	4
4	Space Standards for Play Provision	5
5	Play Space Location and Design Standards	7
6	Application of the Standards	11
7	Standards for Construction	16
8	Application for Planning Consent	19
9	Adoption of Play Areas	20
10	Calculation of Play Space Costs	22
<u>Appendices</u>		
1	Typical Areas Needed for Sport	25
2	Existing Play Space Provision	26
3	Types of Equipment not Recommended by the NPFA	28
4	Possible Suppliers of Play Equipment	30
5	Types of Play Equipment by Age Group	35
6	Recommended Inspection Procedures	36

7	Local Areas for Play - An Example Layout	38
8	LAPs - Outline Specification and Costs	39
9	Local Equipped Areas for Play - Example Layouts	41
10	LEAPs - Outline Specification and Costs	42
11	Neighbourhood Equipped Areas for Play - Example Layouts	44
12	NEAPs - Outline Specification and Costs	45
13	Youth / Adult Recreation Areas - Outline Specification and Costs	47
14	General Open Spaces - Outline Specification and Costs	48

1. INTRODUCTION

- 1.1 Play is an essential ingredient for the healthy growth and development of children.
- 1.2 Children under the age of 15 years represent nearly 18% of the population of the District. Children of this age are the greatest users of outdoor play. Consequently it is this age group that is in greatest need of good quality play opportunities. The important contribution of a good quality play environment to the social and physical development of children is widely acknowledged.
- 1.3 For the above reasons it is important to ensure that where new housing development occurs there should be a proper provision of play opportunity close to the home. In addition the needs of children as they progress through the age groups to become young adults and adults should also be considered as a proper part of community provision for outdoor recreational activity.
- 1.4 This Supplementary Planning Guidance (SPG) document sets out the standards for such play provision

2. PLANNING POLICY CONTEXT

- 2.1 Planning Policy Guidance note 17 is concerned with Sport and Recreation. It directs Local Planning Authorities to take full account in their development control decisions of the community's need for recreational space, and to take into account current levels of provision and deficiencies. Authorities are advised to draw up standards for the provision of formal and informal sport and recreation, and include those standards in their Local Plan.
- 2.2 The thrust of PPG 17 is incorporated within the deposit District Local Plan in the form of Policies (R)FBE.10 and (R)FBE.11. These policies are reproduced below. They closely follow policies FR.2 and FR.3 in the adopted Local Plan.

(R)FBE.10 - The overall standard of recreational open space provision required to meet the needs of the people of the district is 2.4ha per 1,000 population. Except where the demography of the local population is substantially different from the norm, the Council will seek to ensure that this area is provided in the following proportions:

Children's Play Space; 0.8 hectares of play area
Youth / Adult Use; 1.6 hectares of pitches and sports facilities

In assessing the appropriate provision of recreational open space for a new housing development a ratio of 2.5 persons per dwelling will be used to arrive at a starting point for calculating the area needed.

(R)FBE.11 - Applications for residential development involving a site of 0.4HA (1 acre) or larger, or ten dwellings or more, whichever is less, will be required to include recreational open space on the site based on the standards set out in Policy (R)FBE.10 or to include proposals which will enable a satisfactory alternative provision to be made nearby.

Where it is proposed to make provision other than on the site the Council will seek arrangements to secure the alternative provision deemed necessary.

Factors material in assessing the level and acceptability of recreational open space provision for any new housing will include:

1. The adequacy of the existing level of open space provision in the locality in relation to the standards set out in Policy (R)FBE.10.
2. The location of this open space relative to the site of the new housing proposal and its suitability, adequacy and convenience.
3. The expected open space needs of those envisaged to be resident on the proposed development, having regard to the types of dwellings proposed and marketing considerations.

- 2.3 The space standards provisions set out in Policy (R)FBE.10 are drawn from guidance issued by the National Playing Fields Association (NPFA). These have been widely adopted by local authorities. The NPFA have issued a publication (*The Six Acre Standard* - 1992) which has enlarged and updated advice upon and interpretation of their recommended standards. This SPG draws significantly upon the contents of the '*Six Acre Standard*'.
- 2.4 The intention of Policies (R)FBE.10 and (R)FBE.11 is to seek to ensure that an appropriate range of play space and facilities is provided to meet the needs of the occupiers of all new housing developments comprised of ten or more dwellings. The range of provision is graduated by the policy, so that smaller developments will provide on-site only limited children's play, but that large developments will provide on-site a more complete range of play provision.
- 2.5 It is important to recognise that the NPFA standards are expressed as a **minimum**, and that the actual provision to be sought may need to be greater where there are material circumstances. This is particularly the case in smaller developments (say 10 - 15 dwellings) where a minimum requirement is likely to be an appropriately sized play space for young children (a Local Area for Play - see Section 5 for definitions).
- 2.6 This SPG is concerned with setting **standards** for play provision. The application of these standards, however, should incorporate flexibility where required by site or development considerations or local need/shortfall of play space. For example, the issue of potential disturbance to neighbouring properties (from noise for example) should be considered in relation to the relative locations of play spaces and adjoining properties, bearing in mind the intended users of the space. Equally, where there is an existing play area within an appropriate distance of a housing development it may be appropriate to improve that area rather than duplicate facilities.

3. STATUS OF THIS GUIDANCE

- 3.1 Deposit Local Plan Policies (R)FBE.10 and (R)FBE.11 set out the space standard requirements for play. As they follow closely Policies FR.2 and FR.3 of the adopted Development Plan they should be complied with unless other material circumstances dictate otherwise. The play space standards set out in this Planning Guidance assist by giving a more detailed interpretation of the policies.
- 3.2 Matters discussed in this SPG include the design of play spaces, their layout, equipment to be provided and standards of construction. The various costs associated with the construction of play spaces and their continued maintenance is also considered, together with the commuted sums applicable to the provision and maintenance of youth/adult playing pitches (or other fixed facilities), which will often be located off-site.
- 3.3 The matters noted in paragraph 3.2 above represent additional guidance which was not available during the consultation, inquiry and adoption process of the Local Plan. As such it does not have the full status accorded Supplementary Planning Guidance associated with the above Local Plan procedures.
- 3.4 The contents of this SPG have been the subject of consultation with the development industry and with Local Councils, and have been placed before Elected Members for adoption as Council Policy. Subsequently, it has been placed on deposit with the Local Plan Review, and has been open to objection and examination at the Local Plan Inquiry. Thereafter, it will become formal Supplementary Planning Guidance to the adopted Local Plan Review.
- 3.5 Until that time this SPG represents the Council's approach to the planning, provision and continued maintenance of play areas, and will be used as the basis for negotiations on future residential planning applications on sites comprising 10 or more dwellings.

4. SPACE STANDARDS FOR PLAY PROVISION

4.1 Residential developments comprising 10 dwellings or more (or 0.4 hectare or more) will be required to contribute to the provision of outdoor recreational space on the basis of 0.8 hectare(2 acres) per 1,000 population for children's play space and 1.6 hectares (4 acres) per 1,000 population for sports provision for youths/adults.

4.2 The average household size for the District is 2.5 persons¹. Therefore it is assumed that a population of 1,000 would require 400 dwellings. It is possible to calculate the recreational space requirement generated per dwelling as follows:

0.8 Ha (8,000m²) ÷ 400 = 20m² per dwelling for
children's play space.

1.6 Ha (16,000m²) ÷ 400 = 40m² per dwelling for
youth/adult
recreational space.

4.3 The NPFA recommend that the following standards should be used for different types of children's play area:

LAP - Local Area for Play, designed for young children primarily in the 3 - 6 age group. Standard size 400m².

LEAP - Local Equipped Areas for Play, designed for children in the 4 - 8 age group. Standard size 3,600m².

NEAP - Neighbourhood Equipped Area for Play, designed for children primarily in the 8 - 14 age group. Standard size 8,400m².

PITCHES - There are standardised sizes accepted for most types of sports pitches or courts. These are listed at Annex 1.

4.4 The Council have resolved to adopt the standards set out in paragraph 4.2 and 4.3 above.

¹ This is the current (1998) figure, and differs from the 2.6 persons per household quoted in Policy FR.2

4.5 The Council have also resolved that:

- Sites comprising a **minimum** of 10 dwellings should provide at least a LAP.
- Sites comprising a **minimum** of 50 dwellings should provide at least a LEAP, in addition to any requirement for the provision of LAP(s).
- Sites comprising a **minimum** of 400 dwellings should provide at least a NEAP, in addition to any requirement for the provision of LAP(s) or LEAP(s).
- All sites of 10 dwellings or more (0.4 ha or more) should contribute to the provision of youth/adult recreation provision. This obligation will normally be discharged by the payment of a commuted sum to enable provision off-site, as space for facilities such as sports pitches would only be possible on-site in the case of the largest development sites.

5. PLAY SPACE LOCATION AND DESIGN STANDARDS

- 5.1 These standards should apply to the general location and design of play spaces.
- 5.2 As a general principle children's play areas should be located within reasonably close proximity to the homes of the intended users. Studies of children's play demonstrate that the most common and popular play space is near to the home, reflecting both the choice of children and also the concerns of parents for children's safety. Thus it is unusual to find children of 6 - 9 years old seeking to play more than 350 metres from their home. The location of play areas therefore should give consideration to being physically overlooked from adjacent housing and streets, or being capable of casual supervision from passers-by.
- 5.3 More detailed location and design standards for different types of play areas are given below.

Local Areas for Play

- 5.4 A LAP is designed for the very young (3 - 6 years) and should ideally be located within one minute's walk (60 metres) of the houses it is intended to serve. It is assumed that children will be accompanied by adults. Its layout should provide for around 100m² of activity area, surrounded by a landscaped buffer zone of around 300m², making a total of 400m². The activity zone should be a minimum of 5 metres from the boundaries of adjacent properties. It should ideally comprise:
- Fencing (including a self-closing gate)
 - Seating.
 - Litter Bin
 - Paths
 - Landscaping
 - Appropriate signage
 - Two items of play equipment (generally very simple)
 - Safety surfacing around any play equipment (if appropriate)
- 5.5 Annex 7 provides an illustrative layout of a LAP. It should be noted that paragraph 6.4 refers to the concept of a casual play space as the simplest form of a LAP, providing play opportunities, of a low-key nature enabling informal play. These may not be as formally laid out as some LAPs, but would perform the same function and require design consideration in relation to location and layout. Essentially, where a casual play space is preferred to a more formal LAP it should be an open space of a useful size, safely located in relation to the houses it serves, and be a green open space with provision to exclude dogs.

Local Equipped Areas for Play

- 5.6 A LEAP is designed primarily for children of early school age (4 - 8 years). It is assumed that children will be accompanied by adults. A LEAP should normally be located within 5 minutes walking time/250 metres of the houses it is intended to serve. The activity zone should be around 400m², with a landscaped buffer zone of 3,200m², making a total of around 3,600m². The activity area should be located a minimum of 20 metres from the boundary of adjacent properties. It should comprise:

- Fencing (including a self-closing gate)
- Seating
- Litter bin(s)
- Paths
- Landscaping
- Appropriate signage
- Safety surfacing around play equipment.
- Around five items of play equipment/facilities
- Small games area

- 5.7 Annex 9 provides an illustrative layout for a LEAP.

Neighbourhood Equipped Areas for Play

- 5.8 A NEAP is designed primarily as an unsupervised play area for older children (8 - 14 years), but with consideration through design of also catering for the needs of younger children. It is suitable for larger sites (400 plus dwellings) and should be located within a radius of 15 minutes walking time/600 metres distance from the homes it serves. The activity zone should be around 1,000m² and the surrounding buffer zones approximately 8,400m². The activity area should be at least 30 metres from the boundary of adjacent properties. It should comprise:

- Fencing (including self-closing gates)
- Seating for adults, children and teenagers
- Litter bins
- Paths
- Landscaping
- Appropriate signage
- Safety surfacing around play equipment
- Play equipment and site facilities

- 5.9 Annex 11 provides an illustration of a possible layouts for a NEAP. It is notable that hard-surfaced area(s) should be provided in addition to play equipment, to cater for both ball games and/or wheeled play such as cycles, skateboards or rollerskates.

Youth / Adult Outdoor Recreation

- 5.10 Older age groups have a continuing need for outdoor recreational play provision, primarily in the form of pitches for team games, or for facilities for sports such as tennis. Such provision normally has fixed minimum sizes for any specific facility. An example of the type of facilities that could be provided may be based for illustrative purposes on a development of 400 homes. Using the standard in paragraph 4.2 each dwelling would give rise to an obligation to provide 40m² in total. This would be equivalent to the provision of a full sized sports pitch (with changing rooms), and two smaller size multi-sport pitches with associated changing facilities. Examples of the space standards required for various types of play provision are given at Annex 1.
- 5.11 The principle underlying such provision is that users would be capable of travelling some distance to the facility, either independently as older teenagers or adults, or under supervision in the case of younger children's team games. As a result the location of these facilities may be at some distance from a residential development which contributes to their provision.
- 5.12 The Council will be guided by the following principles in applying the standards for youth/adult play provision outlined above:
- Regard will be had to the existing level of space provision. Annex 2 provides such information on a settlement basis. Where adequate space provision appears to exist, there may be no requirement for the provision of additional land for recreation.
 - The Council propose to undertake a survey of (outdoor) sports clubs in the District to determine the adequacy of current provision. This will help determine the adequacy of facilities in relation to demand, their condition and suitability (e.g. drainage, levels), and the availability of ancillary facilities such as lighting, training areas and changing rooms. This information may reveal the need to invest in improvements to existing facilities, or that certain sports have inadequate provision.
 - In assessing the adequacy of existing facilities the Council will take into account provision within a 20 minute travel time radius of the proposed residential development site.
- 5.13 In summary therefore, the Council will not seek to negotiate additional recreation space provision where it appears that the needs of the current and additional population are adequately met by existing recreation spaces. However, the space standards will be applied if a clear need exists for an outdoor sports activity which is lacking, or the current provision does not match demand. The Council will seek

to negotiate commuted sum payments to improve deficiencies in facilities, for example to provide improvements such as drainage, lighting or changing rooms which will improve the effective use of existing facilities, and to provide for their future maintenance.

accounted for as part of the required play space provision.

- 6.14 However, it may well be possible to design and locate play areas within a site to contribute to the overall amenity open space provision within a development. In particular the buffer areas around the active play areas can perform this function, and add significantly to the provision for general amenity open space on a site.

Minimum Space Standards

- 6.15 The space standards set out above for different types of play space are regarded as minimum requirements. A development of 10 dwellings would give rise to a play space requirement of 200m² (10 x 20m²). However, the space standard for a LAP is 400 m². For the avoidance of doubt, a development of 10 dwellings would still be required to provide a LAP (or a casual play space) of a minimum of 400m² to ensure that a suitable design standard for the play space is achieved.
- 6.16 Similarly a LEAP is required for a development of 50 dwellings or more. The standards provide that 50 dwellings would give rise to a play area requirement of 1,000m² (50 x 20m²). However, the proposal minimum space for a LEAP is 3,600m². It would require a development of 180 dwellings to equate to a provision of 3,600m² (180 x 20m²).
- 6.17 In the above circumstances it will be appropriate to negotiate an agreed design and layout of a LEAP to reflect the circumstances of a site. It may be appropriate, for example, to reduce the scale of fixed equipment, and consequently the size of the activity area. It will always be necessary, however, to have regard to the need for a surrounding buffer area of sufficient size to mitigate potential disturbance, and maintain adequate separation of the activity area from adjoining dwellings.

Noise and Disturbance

- 6.18 While there is an overriding need to make proper provision for children's play it will also be necessary to have regard to the potential for noise and disturbance to arise from both legitimate use and wrongful use. The layout standards in Section 5 recognise this possibility in terms of the proposed separation of the active area from adjoining dwellings, and the opportunity for supervision from overlooking dwellings and casual passers-by.
- 6.19 Careful design, incorporating the above features, can help to mitigate the potential problems. What is required is that there should be an explicit recognition of the location and layout of play areas as part of the design process. Play areas should not be allocated as an afterthought, for example on residual areas of land which do not fit well into a housing layout.
- 6.20 LAPs for example can be incorporated into small and enclosed neighbourhood areas or cul-de-sacs which provide an enclosed and relatively private area.

Such areas would not readily present an invitation to outside use, and also offer ready overlooking and supervision of unwanted use.

- 6.21 LEAPs and NEAPs are of sufficient size to provide for a separation from adjoining housing, and may provide a central feature to a development with a significant level of passing casual observation, while still having the benefit of being enclosed by the development in a relatively private space which does not invite outside use.
- 6.22 The design process should be capable therefore of arriving at a solution which minimises the potential for noise and disturbance, and which at the same time will add significantly to the overall amenity of the housing layout and quality of the residential environment. When it receives a play area proposal, the Council will consult its Environmental Health section to ensure that the design and siting minimises nuisance to surrounding households.

Type of Housing Provision

- 6.23 In applying this SPG account will be taken of the type of housing proposed. Examples where play provision is unlikely to be required are sheltered housing and some types of hostel accommodation. Discretion will also be exercised with respect to single person accommodation.
- 6.24 The Council notes the advice in the current public consultation draft of PPG3 'Housing' that the Government may wish to see flexibility shown on amenity space standards with regard to converting redundant buildings and space above shops to housing.
- 6.25 Because of the problems in assembling land for affordable housing development, there is a certain amount of pressure to relax the amenity space standards and play area provision in these circumstances. However, the Council believes that the provision of amenity areas and space for play is just as important for families living in affordable housing as it is for those in market housing and the Local Plan policies will continue to be followed where appropriate; although developers should note the flexibility within this guidance.

Consultation

- 6.26 In applying these standards the Council will undertake local consultation. This will always involve the Parish Council. The purpose will be to obtain a local view on the need for different types of play provision. The proposed survey of outdoor sports clubs in the District will also provide local information on needs. These consultations may reveal a need, for example, for particular types of pitch provision, or for a surfaced area for wheeled play, or indeed other local concerns. The Council will make use of such information in providing advice to a developer on appropriate provision.
- 6.27 Because they will be the eventual users of the site, it is obviously very important

to have regard to the views of children in order to determine what they would like to see in new play areas. It is often not possible to consult children on individual planning-led play area development, but the Council would like to involve children in a more general District-wide discussion by consulting youth groups, children's sports clubs, schools and parent toddler associations on the quality of current facilities and their wishes for future provision.

7. STANDARDS FOR CONSTRUCTION

- 7.1 Children's play areas and equipment clearly provide the potential for safety risks for the users. Both construction and equipment must therefore have regard to the appropriate standards laid out in EN 1176, EN 1177, BS7188 and various statements of relevant standards from the Health and Safety Executive. This section identifies a number of the matters referred to in these documents. However, designers should familiarise themselves with the original documents.
- 7.2 **Equipment** - All equipment fitted for children's play should meet the requirements and recommendations of the European Standard EN 1176. Some types of equipment covered by the above standards are not recommended by the NPFA. These are listed at Annex 3. An illustrative list of companies able to supply equipment is provided at Annex 4. Written assurances of compliance should be obtained from potential suppliers. Examples of types of Play equipment which could be used in LAPs, LEAPs and NEAPs is given at Annex 5.
- 7.3 **Fencing** - Active play areas should be fenced for child safety and to exclude dogs. A galvanised, bow top, 1 metre high fence is recommended. A minimum of two 1.2 metre wide self-closing gate to match the fencing should be provided, opening outwards. Use of two gates will reduce the risk of bullying. Areas specifically designed for kick-about ball games should have 3.55 metre fencing. Larger activity areas requiring vehicle access for maintenance should have 3.3 metre wide lockable gates.
- 7.4 **Signs** - Suitable metal embossed signs should be provided denoting dog exclusion, no litter and where appropriate no ball games. The sign should also stipulate who to report defects and accidents to, and provide details of the nearest public telephone.
- 7.5 **Special Needs** - At least one access path should be designed for children with physical or other handicaps. It should be 1.2 metres wide and have a maximum slope over distances of up to 10 metres of 1 in 12, and no more than 1 in 20 over longer distances. Steps should not exceed 13 mm at each level and overhead clearances should be 2 metres. Allowance will need to be given to the choice of impact-absorbing surfacing so that it allows wheelchair access where appropriate. As a general principle, if special needs children can obtain access to play equipment they will be able to use standard items.
- 7.6 **Hazards** - The location of play areas should have regard to minimising hazards arising from roads, water courses, electricity cables and railway lines.
- 7.7 **Dogs** - Dog fouling is unpleasant and a potential hazard. Consideration should be given to the need for a bye-law excluding dogs from play areas unless specific provision has been made for them, and the display of appropriate enforcement signs. It may be possible to include a fenced area for dogs at the

entrance to a recreation ground, and arrangements for dog toilets.

- 7.8 **Planting** - The planting design should reflect local character and provide an attractive backdrop to childrens' play, providing amenity, play and learning opportunities. It is expected that the planting will contain a significant proportion of native species, as which provide these opportunities and may also act as a wildlife habitat.
- 7.9 The planting scheme should have regard to children's safety, and to overall security, including that of women. The design should attempt to balance the need to screen the play area, in order to avoid nuisance, with the requirement that it can be viewed and hence informally supervised by adjacent households and people passing by. Poisonous plants, such as *Laburnum*, should not be used, and care should be taken in the use of thorny plants, such as *Pyracantha*.
- 7.10 Consideration should also be given to retaining existing trees and other features such as hedgerows within the landscaped area. Any trees to be retained should be protected during construction in accordance with BS5837:1991 'Trees in relation to construction'. Failure to do so can result in damage that may make the tree dangerous.
- 7.11 **Positioning of Equipment** - The safe positioning of equipment should have regard to establishing minimum use zones. The requirements of EN 1176 and EN 1177 must be incorporated, and any recommendations from the supplier. Moving equipment should not be sited in such a way that children cross the minimum use zone of the item when moving in a direct line between activities or entering the playground. Slides should not face south to avoid the possibility of overheating and swings should not face east-west to avoid sun-dazzling.
- 7.12 **Materials** - These should be selected with regard to the site and type of structure. While a range of textures is recommended the following guidelines should be applied -
- Static Items - components entering the ground should be of metal construction although subsequent vertical members and other parts may be of timber.
- Moving items - metal is recommended for all supports although timber may be used for cladding.
- 7.13 **Safety Surfaces** - New equipment must be installed with a suitable impact absorbing safety surface where the fall height is greater than 600 mm (see recommendations EN 1177). No equipment should be installed over hard surfaces such as concrete or tarmac. Safety surfaces should satisfy the requirements of BS 7188 (Methods of Test for Impact Absorbing Surfacing). Normally the most acceptable solution will be the provision of wet-pour rubber surfacing or Childsplay artificial grass.

- 7.14 **Certification** - The body responsible for the installation of a children's play area (normally the developer) must supply to the District Council a RoSPA post-installation test certificate to certify compliance with standards of construction.
- 7.15 **Inspection** - The recommendations of EN 1176 and EN1177, and the Health and Safety Executive should be adhered to with respect to inspection procedures for play areas. These include:
- Daily or weekly recorded visual check.
 - Monthly recorded inspection
 - Annual independent and specialist inspection
 - A hazard risk assessment.
- 7.14 The principal requirements of the above procedures are set out in Annex 6. Until adoption, the developer will be responsible for adhering to inspection procedures and they should ensure that a full inspection record is kept in an appropriate format.
- 7.15 **Maintenance** - A system for routine maintenance should be instituted to respond to matters identified by the inspection procedures. The procedures established should include:
- Immediate (same day) attention to defects likely to cause accidents, or the removal from use of the hazard.
 - A response within a specified time to other faults identified following inspection.
 - A response within a specified time to complaints received.
 - A written record of inspections carried out and of repairs undertaken should be maintained.

8. APPLICATION FOR PLANNING CONSENT

- 8.1 The requirements of this Supplementary Planning Guidance with respect to the location, layout, design, equipment and construction of children's play spaces will be applied to all planning applications for the development of sites of 0.4 hectare or more, or 10 dwellings or more.
- 8.2 In most cases it is anticipated that discussions on a planning application will provide for the location and type of children's play provision as part of the overall design process. At the detailed application stage it would be helpful to the Local Planning Authority to receive detailed specifications for play areas, encompassing the matters referred to in this Guidance and particularly relating to standards of design and construction. These will then form part of the planning consent.
- 8.3 Where such detailed information is not provided at the above stage the Local Planning Authority will provide appropriate conditions to a planning consent to ensure that the detailed design and construction of the play areas will meet the requirements of this Guidance.

9. ADOPTION OF PLAY AREAS

- 9.1 In most cases it will be the developer who will be responsible for the design, specification, construction and post-installation certification of play areas, as part of the development of a housing site. It may be that the developer will continue to retain responsibility for the completed play area.
- 9.2 It may be anticipated, however, that the developer would wish another body to adopt play areas and take continuing responsibility for maintenance. Such other bodies could be the District Council, a Parish Council, a local recreational trust or a residents management body.
- 9.3 The District Council will always give precedence to another competent body prepared to adopt play areas. Where no other body presents itself the District Council will be willing to adopt a play area, subject to the requirements set out in this section and to agreement by the developer to provide a commuted payment for continued maintenance.
- 9.4 The criteria for adoption set out in this section and the next are those which the District Council will operate when adopting a play area.
- 9.5 The Council will not adopt a play area unless it has been designed and constructed to the standards set out in this Guidance and in compliance with any conditions in a planning consent, and has obtained a satisfactory post-installation certificate.
- 9.6 The developer will enter a binding obligation to pay to the Council a sum of money agreed between the parties for the future maintenance of the play area. This agreement will be under Section 106 of the Town and Country Planning Act 1990 and is in accordance with Clause B14 of Circular 1/97. The legal interest in the land occupied by the play area will be transferred to the Council at no cost to the Council.
- 9.7 When the Council has agreed with a developer in advance to adopt a proposed play area, then the Council will be willing if requested to take responsibility for the design and construction of such play areas, subject to the developer paying the agreed costs of such work.
- 9.8 There will be occasions when it is agreed with a developer that an element of the children's play space provision required for the development should be provided off-site. This may be in the form of upgrading an existing play area, acquiring land for play or constructing a play area. In such cases an agreed payment will be made to the Council for such purposes, including maintenance.
- 9.9 Housing developments of 10 or more dwellings will be required to contribute to the provision or improvement of youth/adult provision (for sports pitches for example). Only in very few cases would such facilities be located within the site. The commuted payments required by this SPG for youth/adult play provision will in all cases be made to the District Council, to be used for the foregoing purpose. The Council will undertake to apply such payments for the specified purpose in a

location within 20 minutes travelling time of the site which gives rise to such payments to ensure that the occupants of the dwellings constructed have the opportunity to benefit from the facilities provided.

- 9.10 Where a developer proposes that any amenity open spaces on a site (other than designated play spaces) should be adopted, the Council will be willing to adopt providing agreement is reached on an appropriate payment for future maintenance.

10. THE CALCULATION OF PLAY SPACE COSTS

- 10.1 The District Council wishes to provide guidance to developers as to the scale of costs likely to arise in relation to the provision and maintenance of children's play spaces and youth/adult recreation provision. The costs quoted in this section are based upon worked examples of play provision for fully equipped and properly constructed LAPs, LEAPs, NEAPs and sports pitches. The information upon which these costs are based is provided in Annexes 8, 10, 12, 13 and 14, which show worked examples of provision.

Childrens Play Areas

- 10.2 Indicative costs for a LAP, LEAP or NEAP are shown in Table 1 respectively for the costs of land purchase, the capital cost of construction, and for adoption (i.e. the continuing cost of maintenance). These figures are the result of the detailed calculations set out in the above Annexes. It is clear that these costs are indicative only, as the actual form of children's play provision agreed will vary from site to site. For example, a LAP may be incorporated into a LEAP, a modified form of LEAP may be agreed, and for large sites provision may incorporate a combination of a LEAP and NEAP in one space.
- 10.3 In all cases, therefore, the actual costs arising will need to be calculated directly from the actual provision on a site. However, the worked information in the Annexes provide a realistic cost yardstick for aggregating the costs of various elements of construction and equipment, and for maintenance of the play space.
- 10.4 Table 1 therefore provides a framework for assessing the likely costs arising from the level of play provision agreed on a site. It is clear that where a developer provides the land for a play area and is responsible for the construction then the only relevant figure for discussion with the District Council or other adopting body is the cost of adoption.
- 10.5 Where the District Council adopts a play area the period for which the maintenance payment is calculated will be 20 years. This is to reflect the fact that the Council is relieving the developer of an obligation that would otherwise continue in perpetuity. The Council is willing to accept the continuing obligation to maintain the play areas after the expiry of 20 years, but is not willing to place itself at a distinct financial disadvantage by agreeing a shorter period of time for calculating maintenance payments.
- 10.6 To summarise, therefore, in respect of children's play spaces, the Council anticipates that where it adopts a play area then a developer will enter an obligation to provide to the Council a commuted sum for future maintenance over a 20 year period which will approximate £12,500 for a LAP, £58,000 for a LEAP and £110,000 for a NEAP. The actual sum will be calculated on an individual site basis, utilising the cost yardsticks and standards incorporated in this Guidance. Cost figures will be updated annually by the Council and be made available as a supplement to this Guidance.
- 10.7 Where part of the children's play space requirements is to be provided off-site then the Council will seek agreement with the developer as to the appropriate

commuted sum costs. This may comprise, for example, additional or replacement equipment on an existing play area, the installation of safety surfacing and fencing, landscaping or other requirements. The objective will be to meet the same standards of design, equipment and construction for the off-site play area as would be required for provision within the housing development. The commuted sum sought for future maintenance will be based on that same standard of provision.

Youth / Adult Provision

- 10.8 Developments of 10 or more houses will be expected to contribute to the provision or enhancement of pitches and other facilities suitable for youth/adult recreation. Annex 13 provides a worked example based upon a standard provision of 40m² per dwelling giving a play space area of 16,000m² for a development of 400 homes. Within such an area it would be possible to construct a full sized pitch and two multi-sports pitches, together with changing rooms. The capital cost for land acquisition is estimated at £40,000, for construction £420,000 and for maintenance £216,000. These can be equated to approximately £1,690 per dwelling ($\text{£}676,000 \div 400$).
- 10.9 It will be unlikely that youth/adult recreational spaces will be provided on-site except on the largest developments. In most cases, therefore, the Council will seek to negotiate a commuted payment to enable off-site provision. Such provision may include the improvement of existing facilities where it appears to the Council that this is the most appropriate course of action. Expenditure by the Council of commuted payment sums will only be made at appropriate locations within a radius of 15 miles of the relevant site contributing the commuted sum. The Council will consult with local organisations in reaching decisions on the space provision or enhancement to be made.

Amenity Open Space

- 10.10 Table 1 provides indicative figures for the costs associated with the provision and maintenance of amenity open space. These are spaces other than play areas, and will form part of the overall site landscaping and amenity. It may be that a developer will propose that these areas be adopted. For guidance Table 1 includes costs for such amenity open space. Land and construction costs are included for completeness, but it will normally be the case that the developer will be responsible for providing and landscaping the amenity open space. Annex 14 gives a worked example of how costs are derived.

Table 1 - Indicative Costs for play and Open Space (£)²

	Area	Land Purchase	Capital cost	Adoption Cost
LAP	400m ²	£ 1,000	£ 8,500	£ 12,200
LEAP	3,600m ²	£ 9,000	£ 29,300	£ 58,000
NEAP	8,400m ²	£ 21,000	£ 60,000	£ 109,000
PITCHES	16,000m ²	£ 40,000	£ 420,000	£ 215,000
AMENITY SPACE	10,000m ²	£ 25,000	£ 20,000	£ 72,000

²

See Annexes 8, 10, 12, 13 and 14 for derivation of the costs. Costs are for 1998.

ANNEX 1 - TYPICAL AREAS NEEDED FOR SPORT

The areas given below³ indicate the space required for playing surfaces with only marginal clearances. Associated play areas or open space may provide the additional areas practically required. Individual site characteristics will determine overall space requirements, and any need to provide additional space to cater, for example, for balls running off the pitch.

Description	Area (ha)	Area (acres)
Athletics		
6 lane track	1.9	4.7
8 lane track	2.0	5.0
Tennis courts for recreational use		
1 Court	0.06	0.17
2 adjacent courts	0.12	0.30
3 adjacent courts	0.18	0.44
for each further adjacent court	0.05	0.12
Association Football	0.82 - 0.90	2.0 - 2.22
Hockey	0.62	1.51
Netball	0.05 - 0.07	0.13 - 0.16
Rugby Union	1.26	3.1
Mini and 7-a-side hockey: for 2 pitches	0.50	1.24
Basketball	0.06	0.15
Lacrosse	0.65	1.60
Bowling greens: flat and crown	0.14	0.35
Cricket		
1 square plus 2 senior soccer pitches	2.05	5.07
1 square plus hockey/senior soccer	2.01	4.98
1 square with a boundary of 46m	1.50	3.70

³

Source: NPFA (1986) 'Space Requirements for the More Popular Outdoor Games'

ANNEX 2 - EXISTING PLAY SPACE PROVISION

The information below is based on a 1994 survey by the Council. It may be appropriate to re-survey local facilities in considering a planning application. In addition, the information below does not identify the quality or level of equipment of the play spaces concerned. This is likely to be a relevant consideration in discussions concerning off-site provision. Upgrading may be required notwithstanding that the overall NPFA space standards may be satisfied.

PARISH (Population)	CHILDRENS PLAY SPACE			YOUTH/ADULT PROVISION	
	NPFA Standard	Equipped Playspace Provision	Casual Playspace Provision	NPFA Standard	Actual Provision
Alvington (350)	0.7	0.2	-	1.4	4.2
Aylburton (400)	0.8	1.7	-	1.6	4.5
Berry Hill (?)	?	-	1.5	?	2.3
Blaisdon (70)	0.2	-	0.1	0.3	-
Blakeney (620)	1.2	1.2	-	2.5	4.4
Bream (2,800)	5.6	0.8	1.5	11.2	14.1
Brierley (150)	0.3	0.1	-	0.6	2.9
Brockweir (110)	0.2	0.9	-	0.4	-
Cinderford (10,000)	20.0	1.4	0.1	40.0	23.7
Clearwell (320)	0.6	0.1	-	1.3	3.3
Coleford (?)	8.0	1.7	1.7	16.0	36.1
Drybrook (1,850)	3.7	-	-	7.4	14.1
Dymock (320)	0.6	0.2	-	0.6	-
Edge End (150)	0.3	0.1	-	0.6	-
Ellwood (170)	0.4	-	-	0.7	1.9
English Bicknor (200)	0.4	-	-	0.8	3.2
Hartpury (350)	0.7	-	-	1.4	-
Hewelsfield (40)	0.1	-	-	0.2	-
Huntley (850)	1.7	0.2	0.2	3.4	7.1
Joys Green (580)	1.2	-	0.2	2.3	1.5
Kempley Green (110)	0.2	-	-	0.4	-
Littledean (770)	1.5	0.2	0.2	3.1	-
Longhope (900)	1.8	0.2	-	3.6	3.5
Lydney (7,900)	15.8	2.1	?	31.6	38.1
Lydbrook (860)	1.7	-	0.3	3.4	1.6
Mitcheldean (2,000)	4.0	0.3	-	8.0	7.3
Netherend (740)	1.5	0.2	0.2	2.9	5.7
Newent (4,500)	9.0	0.7	16.2	18.0	6.2
Newnham (1,100)	2.2	0.3	1.8	4.4	2.3
Northwood Green (190)	0.4	-	0.4	0.7	-
Parkend (450)	0.9	-	1.0	1.8	3.9
Redbrook (250)	0.5	-	-	1.0	1.4
Redmarley (180)	0.3	-	-	0.7	?
Ruardean (?)	0.7	-	-	1.3	2.6
Woodside(330)	0.7	0.7	-	1.5	15.6
Ruardean Hill (370)	2.2	0.1	-	4.4	3.1
Ruardean (1,090)	4.0	2.4	-	8.0	2.1
Ruspidge (2,000)	6.9	0.8	4.7	13.8	7.8
Sedbury/Tutshill (3,450)	1.7	0.6	-	3.5	-
Sling (880)	1.6	0.1	0.1	3.2	4.8
Staunton Corse(800)	1.5	0.2	?	2.9	6.1
St. Briavels (740)	?	?	?	?	?

/continued.....

PARISH (Population)	CHILDRENS PLAY SPACE			YOUTH/ADULT PROVISION	
	NPFA Standard	Equipped Playspace Provision	Casual Playspace Provision	NPFA Standard	Actual Provision
Tibberton (490)	1.0	-	-	1.9	3.1
Upleadon (100)	0.2	-	-	0.4	-
Upper Soudley (380)	0.8	0.2	0.2	1.5	2.7
Viney Hill (400)	0.8	-	-	1.6	2.7
Whitecroft (620)	1.2	-	0.2	2.5	5.2
Woodcroft (200)	0.4	0.2	-	0.8	-
Worrall Hill (400)	0.8	0.4	-	1.6	4.3
Yorkley/ Yorkley Slade (1,160)	2.3	0.3	-	4.6	7.2

ANNEX 3 - EQUIPMENT NOT RECOMMENDED BY THE NPFA

Some equipment covered by BS 5696, its replacement EN 1176 have given rise to problems. The following are **not** recommended by the NPFA. This includes some items in common use.

1. Swings

- a) Mixture of seat combinations within one swing bay, for example, cradle and senior seats (inappropriate use of cradle).
- b) More than two seats per swing bay (danger of collision).
- c) Wooden, plastic or metal swing seats (danger of serious injury)
- d) Tractor and lorry tyres which have not been modified to reduce weight (danger of serious injury).

2. Slides

- a) Slides permitting falls in excess of 2.5m (danger of serious injury).
- b) Slide chutes with gaps or joins in the sliding surface or sides (danger of insertion of hazardous items).
- c) Slides without a run-out section (danger of spinal injury).
- d) Slides without an entry section (danger of falls).
- e) Slides with wooden sides (danger of splinters).

3. Rocking Items

- a) Items which are not provided with a limiting mechanism or device (danger of serious injury).
- b) Items with exposed or accessible mechanisms (danger of entrapment).
- c) Items which hit the ground or other objects (danger of crushing injuries).

N.B. It should be noted that some spring items, while striking the ground, may not constitute a major hazard because the design of the base ensures the elimination of foot traps.

4. Roundabouts

- a) Equipment without speed governing devices, unless over 3m in diameter (danger of serious injury to young children).

- b. 'Witch's hats' and similar structures.

5. Climbing Frames

- a) Items permitting falls in excess of 2.5m.

6. Tunnels

- a) Tunnels not in straight lines, or with exit points below ground level or only one exit (danger of entrapment).
- b) Less than 1m in diameter and more than 3m in length (problems with cleanliness)

N.B. Concrete drainage and sewage pipes are not recommended for use on playgrounds in any form.

7. Multi-Play and Modular or Super-Structures

- a) Mixing moving and climbing/chase activities in one unit, usually by attaching some form of swing (danger of collision).
- b) Horizontal safety rails without infills (danger of climbing to inappropriate areas).
- c) Platforms which do not provide a level surface but contain steps, raised section or non-level joins (danger of tripping).
- d) Open ends to platforms and runs (danger of falls).
- e) Incorrect orientation (for example, with slide facing south or swings east or west) or traffic flows (for example, children being encouraged to go through a swing arc to gain access); (danger of collision).
- f) Protruding bolts (danger of serious injury).
- g) Ramps in excess of BS 5696, its replacement EN 1176, without a non-slip surface (danger of slipping).
- h) Insufficient minimum use zones caused by incorporating too many features (danger of collisions and inappropriate use).
- i) As a general rule, the requirements in the British Standards for the single items which go to make up multi-play structure should be applied.

ANNEX 4 - POSSIBLE SUPPLIERS OF PLAY EQUIPMENT

The following is a list of current suppliers of play equipment. This list is for information purposes only. No guarantee, warranty or recommendation is implied through inclusion of any supplier on this list:

PLAY EQUIPMENT:

COLUMBIA CASCADE LTD

Business Development Centre, Ammondford Road, Tycroes, Ammanford, Carmarthenshire SA18 3QN. Tel: 01269 5936396 Fax: 01269 596395.

Supplier of the sturdy timber based system, Timberford - 2, a surface mounted modular system which facilitates relocation if required. The tough pipeline system in 10 standard colours offers great visual variety.

FREESTYLE

The Round, Dene Road, Northwood, Middlesex HA6 2DA. Tel: 01923 823592 Fax: 01923 836506

Manufactures skateboard ramps in steel or timber, from domestic through to full size European competition.

HAGS PLAY

Holwell Road, Kings Stag, Sturminster Newton, Dorset DT10 2BA. Tel: 01258 817523.

Offers a full range of specially designed play environments. Most arrangements are based on the Uniplay 1m modular system. Predominant material is pressure-treated timber. Unistee is a similar system with steel panels. Also offers a comprehensive range of individual equipment designed for toddlers.

G L JONES ENGINEERING LTD

Station Rod, Bethseda, Bangor, Gwynedd LL57 3NE Tel: 01248 600372

Manufactures a range of galvanised steel modular play equipment, including a timber-clad option, as well as a wide range of single units and accessories. Installation and maintenance services are available.

KOMPAN LTD

5 Holdom Avenue, Bletchley, Milton Keynes, Bucks MK1 1QU. Tel: 02908 642466 Fax: 02908 270137

An ISO 9002 and DN 7926 accredited company, Lompan designs and manufactures a range of equipment in treated wood. Modular systems range from play from 1 - 4 year

olds to a programme of 24 modules for teenagers derived from pastimes such as sports, dancing, fitness and aerobic, which test fitness whilst providing a social meeting place. Consultant advice on design, installation and maintenance.

LAPPSET

Lappset House, Henson Way, Telford Way Industrial Estate, Kettering, Northamptonshire NN16 8PX. Tel: 02536 412612 Fax: 01536 521703 E-mail:- lappset@intac.co.uk. Web Site: <http://www.intac.co.uk/lappset>.

Supplies a wide range of play equipment, landscape furniture and safety surfacing. The range includes equipment designed to create an environment where teenagers can meet, play and relax: two modular systems which can incorporate tubes: a specific range for toddlers: a wide selection of spring animals; and fitness trial equipment.

LEVERCREST LTD.

Suite 1, Bowncrete House, Bonham Drive, Eurolink Industrial Park, Sittingbourne, Kent ME10 3RY. Tel: 01795 427406 Fax: 01795 426189.

Offers modular ranges for 1 to 16 year olds. Features include hoop climbers, scaling walls, panel games, trapezes and bridges. Units include spring rockers and see-saws.

PLAYDALE

Haverthwaits, Ulverston, Cumbria LA12 8AE. Tel: 01539 531539.

Manufacturers ranges of timber and steel linked play tower systems, climbing frames, swings, slides and adventure trail systems. Free design service offered. Inspection and maintenance services available.

PLAYWORLD SYSTEMS

Unit 4A, Lower Road Trading Estate, Ledbury, Herefordshire. Tel: 01531 636010 Fax: 01531 636020 e-mail: PlayworldSystems@btinternet.com

Offers a range of play equipment, including safety surfaces. Site survey, installation and maintenance services available.

PROLUDIC - B J LEISURE

Stoke End Farm, Middleton Lane, Middleton, Tamworth, Staffs B78 2BN. Tel: 0121 311116. Fax: 01213 111885.

Manufacturers and suppliers of equipment for BMX bike courses.

RECORD PLAYGROUND EQUIPMENT LTD

Waterfront Complex, Shipyard Industrial Estate, Selby, N. Yorkshire YO8 8AP. Tel: 01757 703620 Fax: 02157 705158.

Manufacture a collection of modular systems and single units in steel or steel/timber, as well as wheelchair roundabouts and swings for use in hospitals, schools, care centres and specialised play areas.

RECREATIONAL SUPPLY SERVICES LTD

Colne Way, Hythe End, Wraysbury, Staines, Middlesex TW19 6HD. Tel: 01784 483851, Fax: 01784 483362.

Manufacturers and suppliers equipment, safety surfacing equipment. Includes a play system for children, teenager and adults which can include up to 16 different activity stations.

SMP (PLAYGROUNDS) LTD

Pound Road, Chertsey, Surrey KT16 8EJ. Tel: 01932 568081 Fax: 01932 566616
E-mail:- Sales@smp.co.uk.

Manufacture and design playgrounds and play equipment for children of all age groups, as well as those with special needs. New systems are available to provide facilities for older children. SMP offer a complete playground design and build services

SUTCLIFFE PLAY

Sandbeds Trading Estate, Dewsbury Road, Ossett, W.Yorks. WF5 9ND.
Tel: 01924 280028 E-mail:- info@sutcliffeplay.co.uk.

Offers modular cabins for children up to 7 years old, modular systems for 8 - 12 year olds, and a new system for teenagers, combining social play with challenging activities.

WICKSTEAD LEISURE LTD.

Digby Stree, Kettering, Northamptonshire NN16 8YJ. Tel: 02536 517028.
Offers modular systems for children of all ages and abilities, plus swings, slides, roundabouts, see-saws, climbing frames, exercise stations, ball games and special needs equipment. Installation, inspection and maintenance services.

SAFER SURFACING:

BALSAM (UK) LTD

PO Box 22, Melton Mowbray, Leicestershire LE13 0YD. Tel: 01633 410050 Fax: 01644 410745

Sureplay is a wet pour laid in-situ surface. It can be laid onto any size or shape of area including around existing play equipment, giving a seamless finish. A variety of colours is offered. Sureplay is mixed on site and installed by Balsam.

COLUMBIA CASCADE LTD

Business Development Centre, Ammanford Road, Tycroes, Ammanford.,

Carmarthenshire. SA18 3QN. Tel: 01269 596396 Fax: 01269 596395.

All surface types, loose fill, rubber tiles and porous or non-porous in site wet pour, are available on a supply only basis together with full operative training.

DCM SPORT PLAY LEISURE

Carne House, Markland Hill, Heaton, Bolton B1 5AP. Tel: 01204 497007 Fax: 01204 382839.

Manufacture and install impact absorbing soft rubber surfaces for childrens' playgrounds. Absorb-a-fall is a two layer wet poured porous rubber crumb and an EPDM wearing course. A choice of colours allows the creation of stimulating surface designs.

EASI-FALL INTERNATIONAL LTD

Ormond House, Broad Road, Sale, Cheshire M33 2DH. Tel: 0161 9730304 Fax: 0161 9695009 E-mail:- 100721 1254@compuserve.com.

Specialists in situ resin bonded rubber safety surfacing and multi coloured playscape. It is smooth, porous and can be laid all all year round and on steep slopes. Suitable for play areas, kick-about areas and pool surrounds.

ENKO PRODUCTS LTD

North Road, Newbridge, Gwent NP1 4AD. Tel: 01495 247004 Fax: 01495 243836.

Manufactures a range of safety tiles and can supply and install wet pour surfacing. Both systems use polystyrene resins and bond together rubber in the form of granules, shredding, or foam, and are available in a porous and non-porous form.

HAPPY LANDINGS LTD

Westcott Venture Park, Ashendon Road, Westcott, Bucks HP18 0XB. Tel & Fax: 01296 655082.

Specialist suppliers of porous in-situ wet-pour safety surfaces and safety tiles. Loose fill play-bark, roller tracks and horse stable matting also available. Offers a complete turnkey package including equipment from most major suppliers.

KOMPAN LTD

5 Holdon Avenue, Bletchley, Milton Keynes, Bucks MK1 1QU. Tel: 01908 64246 Fax: 01908 270137.

In addition to its range of play equipment, Kompan Supplies porous in situ wet pour surfacing, safety tiles, bark, sand and woodchip.

CHARLES LAWRENCE GROUP PLC

Park House, Farndon Road, Newark, Notts. NG24 4SP. Tel: 01636 76218 Fax: 01636 74448.

Produces in-situ impact absorbing, polyurethane/rubber crumb system. Available in black, red or green. Mixed and laid on site by the company.

LAYTEX SAFETY SURFACES

Glebe Farmm, Ropsley, Grantham, Lincs. NG33 4AU. Tel: 01476 585169 Fax: 01476 585167.

Laytex manufacture and install safety surfacing for children's play areas. The surface is continuous and impact absorbing, consisting of rubber granules bonded with polystyrene resins. Available in a range of colours, motifs, shapes, numbers and logos can all be incorporated into surfaces.

NOTT SPORTS

Launde House, Harbourough Road, Oadby, Leicester LE2 4LE. Tel: 0116 2720222 Fax: 0116 2720617.

Produces an impact absorbing playground surfacing system which comprises a sand-filled surface laid onto a free draining, impact absorbing base. Installation through authorised suppliers.

SMP (PLAYGROUNDS) LTD

Pound Road, Chertsey, Surrey KT16 8EJ. Tel: 01932 568081 Fax: 01932 566616
E-mail:- Sales@smp.co.uk.

Supplies a range of safety surfaces.

WICKSTEED LEISURE LTD

Digby Street, Kettering, Northamptonshire. NN16 8YJ. Tel: 01536 517028.

Wickstead manufactures safety tiles from polyurethane bonded rubber shreds. Also installs in-situ wet pour rubber surfacing, and offers bark laid on geotextile liner.

ANNEX 5 - TYPES OF PLAY EQUIPMENT BY AGE GROUP

The following types of play equipment are considered suitable for the different age groups specified. Advice should be sought as to the type of model suitable for the age group (for example, swings).

TODDLERS (3 - 6 years)

Play Houses
Swings
Spring Animals
Hop Scotch

CHILDREN (7 - 14 years)

Swings
See-Saws
Roundabouts
Multi-Play Units

YOUNG CHILDREN (6 - 11 years)

Swings
See-Saws
Roundabouts
Rocking Horse
Multi-Play Units

TEENAGERS

Units mentioned in the
7 - 14 year Age Group, and
in addition:

Arial Runway
Teenage Shelters
BMX cycle Track
Skate Boarding
Basketball

ANNEX 6 - RECOMMENDED INSPECTION PROCEDURES

1. The recommendations of EN 1176; EN 1177; The Department of Environment, Transport and The Regions; the Health and Safety Executive and the NPFA should be followed.
2. These recommendations comprise:-
 - a) Daily or weekly recorded visual check.
 - b) A monthly recorded inspection.
 - c) An annual independent and specialist inspection.
 - d) A Hazard Risk Assessment.

The scope of the recommendations will include:

a) Daily/Weekly Inspection

A visual check by a person holding a RoSPA certificate.

The inspection must be logged with the date and time of the inspection together with any remedial work required and degree of urgency.

Whilst on site, the person could remove glass, tins etc, empty litter bins etc and sweep the playground. The inspection and cleaning could be undertaken separately, but costs will be reduced if undertaken at the same time.

b) Monthly Inspection

Once per month a suitably qualified person holding a RoSPA Certificate for playground inspection will inspect all items of equipment in accordance with BS 5696 Part 3 1979, and BS EN 1176 Parts 1 to 7 Playground Equipment and BS EN 1177 Impact Absorbing Safety Surfacing 1998.

The inspection will include:-

The Structure:	Bending, warping, cracking, loosening, breaking etc.
The Surface:	Protective coating, rust and corrosion, cracks and splinters.
Consumable Items:	Missing, bent, broken, loosened, open hooks etc.
Edges:	Sharp edges and points
Pinch or Crush Points:	Exposed mechanisms, junctions, or moving components.
Mechanical Devices & Moving Parts:	Worn bearings, lubrication, seizure or excessive motion, missing covers etc.

Guard and Handrails:	Missing, bent, broken, loose.
Access:	Missing or broken rungs, steps or treads, loosening etc.
Foundation:	Cracked, loose in ground.
Safety Surfacing:	Compaction, displacement, missing, vandalised etc.

If equipment following the inspection is deemed unsafe then it will either be repaired if possible, immobilised or fenced off.

This monthly inspection must be logged with the date and time of the inspection together with any remedial work required and degree of urgency.

c) Quarterly Inspection

Once every three months a suitably qualified person holding the RoSPA Certificate for playground inspection will lubricate all playground equipment using approved oils and greases.

The lubrication will include all pivots bearings etc.

All grease nipples will be greased at this visit.

All equipment will be left in a clean condition following lubrication and no grease will be left on seats, surfaces of play equipment or on the surface of the playground.

d) Annual Inspection

A suitably qualified assessor from either RoSPA or an insurance company will carry out a detailed report and any faults found by the assessor must be rectified.

3. The inspection system will be implemented by the adopting body.

- a) A system for routine maintenance should be instituted to respond to action required by the inspection reports.
- b) This maintenance system should include:-
 - i) Immediate (same day) attention to defects likely to cause accident or removal from use of the hazard.
 - ii) A response within an agreed period of time to other faults identified on the inspection reports.
 - iii) A response within 24 hours to complaints received.
 - iv) A written record of repairs carried out should be kept.

ANNEX 7 - LOCAL AREAS FOR PLAY - AN EXAMPLE LAYOUT

Please note: This drawing has been kindly supplied for illustrative purposes by SMP (Playgrounds) Ltd. Its use in this document does not imply a recommendation by the Council.

ANNEX 8 - LOCAL AREAS FOR PLAY - OUTLINE SPECIFICATION AND COSTS

The information below is indicative of the specification and costs associated with the provision and maintenance of a Local Area for Play.

The outline specification is based on an Activity Zone of 100m² and a buffer zone of 300m². An illustrative layout is shown at Annex 7. All prices are estimates for 1998.

Typical Site Features and Construction Costs (Supply and Installation)

Grass Area approximately	400m ²		
Shrub Planting Area	50m ²		
Standard Trees	2No.		
Tarmac Footpath (To Highway Adoption Standard)	50m ²		
Galvanised Bow Top Fencing	75m		
Galvanised Bow Top Self Closing Gate (Open outwards)	1No		
		Sub Total	£6,500
Springer Type Play Equipment	1No	£660	
Hopscotch Area	1No	£360	
		Sub Total:	£1,020
Benches	2No	£590	
Litter Bin	1No	£360	
		Sub Total:	£950
		Total:	£8,470

Annual Maintenance Works

Grass Cutting(16 times/year)	£75	£75
Shrub Maintenance 10 x £20	£200	
1 x £70	£70	£270
Tree Maintenance 2 x £10	£20	£20
Play Equipment:		
Weekly Inspection 39 x £3	£117	
Four weekly Inspection 13 x £4	£52	
Sweep Play Area,		
Empty bins 13 x £6	£78	
Lubricate 4 x £2	£8	
Paint every 3 years	£10	
Repair Allowance	£20	£285
Year One (Annual) Total:	—	£650

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Work Value for Year Ten:

Footpath Overlay: £18.50 x 50m²

Year Ten Total (inflated): £920

Work Value for Year Twenty:

Footpath Overlay: £30 x 50m²

Year Twenty Total (inflated): £1,500

Commuted Sum Calculation

The sum is calculated on the basis of a first year works cost of £650, with an inflation rate of 4% per annum for the first ten years and 5% per annum for the second ten years. In calculating the sum, the 10 year additional cost of £920 is added, together with the 20 year additional cost of £1,500.

By applying the above figures, and assuming that the money is invested at an annual interest rate of 6%, the commuted sum required at year one to sustain a 20 year maintenance period is £12,500.

Commuted Sum for Maintenance: £12,200

ANNEX 9 - LOCAL EQUIPPED AREAS FOR PLAY - AN EXAMPLE LAYOUT

Please note: This drawing has been kindly supplied for illustrative purposes by SMP (Playgrounds) Ltd. Its use in this document does not imply a recommendation by the Council.

ANNEX 10 - LOCAL EQUIPPED AREA FOR PLAY OUTLINE SPECIFICATION AND COSTS

The information below is indicative of the specification and costs associated with the provision and maintenance of a Local Equipped Area for Play.

The outline specification is based on an Activity zone of 600m² and buffer zone 3,000m². An illustrative layout is shown at Annex 9. All prices are quoted for 1998.

Typical Site Features and Construction Costs (Supply and Installation)

Grass Area approximately	3,200m ²		
Standard Trees	40 No.		
Tarmac Footpath (Highway adoptable standards)	500m ²		
Galvanised bow top fencing	75m		
Galvanised bow top self closing gate (open outwards)	1 No.		Sub Total £10,000
See Saw	1 No.	£2,000	
Swing Unit with barriers	1 No.	£2,600	
Multiplay Unit	1 No.	£4,200	
Playhouse with slide /Fireman's Pole	1 No.	£3,500	
Springer Type Play Equipment	1 No.	£1,000	
Impact Absorbing Surface	120m ²	£4,700	
			Sub Total: £18,000
Backless Benches	2 No.		
Litter Bins	2 No.		Sub Total: £1,300
			Total: £29,300

Annual Maintenance Works

Grass Cutting (16 x year)	£700
Tree Maintenance (40 x £10)	£400
Play Equipment:	
Weekly Inspection 39 x £5	£195
Four Weekly Inspection 13 x £6	£78
Sweep play areas, empty bins	£ 78
Lubricate 4 x £6	£24
Paint every 3 years	£100
Repair allowance	£400
Inspect seats each year	£5
Paint seats every 3 years	£25

Year One (Annual) Total: £2,000

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Work Value for Year Ten:

Footpath overlay £18.50 x 500m ²	£9,250
Replace Impact Absorbing Surface £95 x 120	£11,400

Year Ten Total (inflated): £ 20,650

Work Value for Year Twenty:

Footpath overlay £30 x 500m ²	£15,000
Replace Impact Absorbing Surface £155 x 120	£18,600

Year Twenty Total (inflated): £33,600

Commuted Sum Calculation

This sum is calculated on the basis of a first year works cost of £2,000 with an inflation rate of 4% per annum for the first ten years and 5% per annum for the second ten years. In calculating the sum the 10 year additional cost of £20,650 is added, together with the 20 year additional cost of £33,600.

By applying the above figures, and assuming that the money is invested at an annual interest rate of 6%, the commuted sum required at year one to sustain a 20 year maintenance period is £58,000.

Commuted Sum for Maintenance: £ 58,000

ANNEX 11 - NEIGHBOURHOOD EQUIPPED AREA FOR PLAY - AN EXAMPLE LAYOUT

Please note: This drawing has been kindly supplied for illustrative purposes by SMP (Playgrounds) Ltd. Its use in this document does not imply a recommendation by the Council.

ANNEX 12 - NEIGHBOURHOOD EQUIPPED AREAS FOR PLAY - OUTLINE SPECIFICATION AND COSTS

The information below is indicative of the specification and costs associated with the provision and maintenance of a Neighbourhood Equipped Area for Play. The outline specification is based on an Activity Zone of 1,000m² and a buffer zone of 8,500m². An illustrative layout is shown at Annex 11. All prices are quoted for 1998.

Typical Site Features and Construction Costs (Supply and Installation)

Grass Area approximately	7,400m ²		
Standard Trees	40 No.		
Shrub planted area	200m ²		
Tarmac Footpath (Highway Adopted Standard)	1,000m ²		
Galvanised bow top fencing	100m		
Galvanised bow top self closing gate (open outwards)	2 No.		
		Sub Total:	£20,000
Play equipment:			
Multiplay Unit		£9,900	
2.4 Metre Swing Unit/8 No. Barriers		£3,300	
Gullwing See Saw		£800	
Roundabout		£2,250	
Set of Goal Posts		£800	
Tarmac Hard Play Areas or Cyclo-Cross Track		£9,000	
Impact Absorbing surface	190m ²	£7,700	
		Sub Total	£33,750
Teenage Area:			
Shelter		£5,000	£5,000
Furniture:			
Backless Bench	2 No.	£600	
Litter Bin	2No.	£700	£1,300
		Total:	£60,000

Annual Maintenance Works

Grass Cutting (16 x year)	£17,000	
Tree Maintenance (40 x £10)	£400	
Shrubs (10 x £81)	£810	
(1 x 270)	£270	
	Sub Total:	£3,180

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Play Equipment:

Weekly Inspection (39 x £5)	£195	
Four weekly Inspection (13 x £6)	£78	
Sweep play area, empty bins (13 x £6)	£78	
Lubricate (4 x £6)	£24	
Paint every 3 years	£150	
Repair allowance	£200	£725
Inspect seats annually	£10	
Paint every 3 years	£40	£50

Year One (Annual) Total: £3,950

Work Value for Year Ten

Footpath overlay £18.50 X 1,000M ²	£18,500
Replace impact absorbent surfaces (£95 x 190)	£18,000

Year Ten Total (inflated): £36,500

Work Value for Year Twenty

Footpath overlay £30.05 x 1,000m ²	£30,000
Replace impact absorbent surfaces £155 x 190	£29,500

Year Twenty Total (inflated): £59,500

Commuted Sum Calculation

This sum is calculated on the basis of a first year works cost of £3,950 with an inflation rate of 4% per annum for the first ten years and 5% per annum for the second ten years. In calculating the sum the 10 year additional cost of £36,500 is added, together with the 20 year additional cost of £59,500.

By applying the above figures, and assuming that the money is invested at an annual interest rate of 6%, the commuted sum required at year one to sustain a 20 year maintenance period is £110,000

Commuted Sum for Maintenance: £109,000

ANNEX 13 - YOUTH / ADULT RECREATION AREA - OUTLINE SPECIFICATION AND COSTS

The information below is indicative of the specification and costs associated with the provision of a youth/adult recreation area comprising a football pitch with changing room and two multi-sports pitches with changing rooms. The play area assumed is 16,200m². All prices are quoted for 1998.

Typical Site Features/contribution Costs (Supply and Installation)

1 No. Football pitch and Changing Room (12,200m ²)	£200,000
2 No. Multi-Sports Pitches and Changing Room (4,000m ²)	£220,000
Total:	£420,000

Annual Maintenance Works

Football Pitch/Changing:		
Grass Cutting (12,00 x 16)	£2,800	
Take Down/Set Up Goal Posts	£90	
Supply/apply fertiliser	£50	
Annual routine maintenance	£200	£3,200
Multi-Sports Pitch x 2:		
Weekly brushing/Litter removal (52 x £160)	£8,300	
50% of bi-annual sand top dressing	£500	
Yearly overmarking	£300	
Annual routine maintenance	£200	£9,300
Year One (Annual) Total:		£12,500

The sum is calculated on the basis of a first year works cost of £12,500, with an inflation rate of 4% per annum for the first ten years and 5% per annum for the second ten years.

By applying the above figures, and assuming that the money is invested at an annual interest rate of 6%, the commuted sum required at year one to sustain a 20 year maintenance period is £216,000.

Commuted Sum for Maintenance: £215,000

The information below provides an indicative specification and costs for the provision of 10,000m² of open space on a housing development (other than play space). Actual provision of open space will naturally vary from site to site. The information below is illustrative only, and can be used as a basis for example for calculating a commuted maintenance sum where the developer offers up such open space for adoption by others. All prices are quoted for 1998.

Typical Site Features and Construction Costs (Supply and Installation)

Landscaping including footpath, boundary fence, trees, shrubs, grass, seats, Litter bins	£ 20,000
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Annual Maintenance Works

Grass cutting	(16 x year, 9,850m ²)	£2,270
Trees	(40 x £10)	£400
Shrubs	(10 x £81)	£810
	(1 x £270)	£270
Inspect Seats annually		£10
Empty Litter Bins	(52 x £5)	£260
Year One (Annual) Total:		£4,000
Year Five -	Paint Seats	Year Five Total (inflated): £60
Year Ten -	Footpath Overlay	
	£18.45 x 150m ²	£2,770
	Paint Seats	£70
	Paint Fence	£150
Year Ten Total (inflated):		£2,990
Year Fifteen -	Paint Seats	£90
Year Fifteen Total (inflated):		£90
Year Twenty -	Footpath Overlay	£4,500
	Paint Seats	£120
	Paint Fence	£250
Year Twenty Total (inflated):		£4,870

Commuted Sum Calculation

The sum is calculated on the basis of a first year works cost of £4,000, with an inflation rate of 4% per annum for the first ten years and 5% for the second ten years. In calculating the sum the 5 year cost of £60 is added, together with the 10 year cost of £2,990, the 15 year cost of £90 and the 20 year cost of £4,870.

By applying the above figures, and assuming that the money is invested at an annual interest rate of 6%, the commuted sum required at year one to sustain a 20 year maintenance period is £73,000.

Commuted Sum for Maintenance: £72,000