

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE – 01/09/2015**

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**Title:**

**PLAY AREA STRATEGY 2015-2024**

**[Portfolio Holder: Cllr Simon Thornton]  
[Wards Affected: All Wards]**

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**Summary and purpose:**

This report seeks approval for the adoption of the Play Area Strategy and for its recommendations to be adopted as guidance for use by the Council when considering play area provision and refurbishment in the borough. In addition, the report seeks to highlight that the play area strategy is aspirational and that there are financial implications for the Council in delivering the play area strategy, for which external funding will be required.

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**How this report relates to the Council's Corporate Priorities:**

This report has the potential to contribute towards the following corporate priorities of the Council:

**Value for Money:** The play strategy provides an opportunity for the council to maximise its investment in playground refurbishments by bringing in external funding through working with local interest groups, community organisations and using accumulated Planning Infrastructure Charge (PIC) and Community Infrastructure Levy (CIL) and s106 monies obtained through development gain. The detailed design and specification for playground refurbishment projects are shaped through local consultation ensuring that the end result reflects local need.

**Leisure and Lives:** Quality play areas and recreational facilities provide opportunities for all to take part in recreation. The provision of good quality and safe play facilities throughout the borough contributes to the quality of life and health of many Waverley residents. The provision of physically challenging playgrounds has been proven to help reduce child obesity rates and support young people to develop a healthy attitude to risk. The upgrading of facilities to take into account the requirements of the Disability Discrimination Act (DDA) will drastically improve opportunities for our less able young residents to engage in free, outdoor play and recreation.

**Understanding Our Residents' Needs:** Through Consultation with local residents throughout the playground refurbishments, the Council will understand the needs and requirements of our residents. This will enable playground refurbishment schemes to fully involve residents and provide a sense of empowerment and ownership to those involved.

### **Financial Implications:**

Playground provision and the refurbishment of existing play areas associated with this play strategy are not fully funded so funding will be sought from a combination of capital investment, use of PIC/s106 and the future CIL and any identified external grant funds.

In addition to the capital investment in playground facilities there is an ongoing revenue cost for inspections and repairs. By continuing the ongoing refurbishment programme maintenance costs associated with older playgrounds should be reduced over time.

Where new developments provide new playground provision as part of the overall scheme, the management and maintenance costs will be covered by the setting up of management companies who manage and maintain the play area independently, rather than the Council incurring the costs associated.

On occasions there maybe a requirement for new playgrounds to be provided directly by the Council in order to deliver adequate play area provision. As a result the Council would then be responsible for the additional management and maintenance costs associated.

### **Legal Implications:**

The provision of playgrounds is not a statutory requirement for the Council and is categorised as a discretionary activity.

The Play Area Strategy provides an evidence base for the use of various income contributions secured through the Planning process. The Strategy also aids the Council in identifying and addressing health and safety risks related to play areas.

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### **Introduction**

1. A Play Area Strategy for the Council has been produced by undertaking a complete review of play provision across the Borough (including Town and Parish Council owned sites) of all known playground, skatepark and multi-use games area (MUGA) sites. The review involved measuring areas of formal and informal play space and comparing it to; Fields in Trust (FiT) Standards, Royal Society for the Prevention of Accidents (RoSPA) assessments of play value and accessibility and lastly the estimated life expectancy of playground equipment.
2. This information has been compiled to produce an up-to-date strategy with recommendations and an action plan enabling the Council to have a structured approach towards playground provision and refurbishment across the borough.
3. The strategy provides the evidence for sound reasoning and justification to use development gains from the planning process such as Planning

Infrastructure Charge (PIC), Community Infrastructure Levy (CIL) and Section 106 monies.

4. Whilst producing the play area strategy the Council fully consulted with play ground providers and the planning department in order to fully understand the levels of provision across the borough.
5. This year the Council has already completed three playground refurbishments; Phillips Memorial Park, Holloway Hill and Farnham Park Play Area. Consultations took place for all three schemes using a range of communication channels including social media. Each scheme received over 400 responses from local residents and park users who voted for their favourite design
6. Consultations on design options for the partial refurbishment of the Broadwater Park and Aarons Hill play areas have recently been completed and work is due to be start on the refurbishment of these sites. Furthermore the council is also conducting a survey on the provision of play at Oast House Crescent and White Cottage Close, Farnham and Hale Reeds Open Space
7. The Council has also implemented a phased signage improvement programme across all the boroughs play areas. Phase one (32 play areas) has been completed and phase two (8 play areas) is in progress. The signage has been designed to inform users; of the name of the play area, that the play area is managed by Waverley Borough Council, how to get in touch with the council and the ages of children the site is intended for. Phase three will be implemented as part of the ongoing refurbishment programme.

### **Play Area Ambitions**

8. The Council aims to provide clean and challenging play environments that are accessible for children of all abilities and ages to play together. This enables children to play in a social environment where they will experience and learn about risk. Clearly the Council aims to minimise risk and to not provide unsafe play opportunities but must balance this against the level of challenge provided. All playgrounds managed by the Council will confirm to the relevant safety standards applicable and endorsed by RoSPA.
9. One of the main focuses of the play area strategy is to constantly seek to improve the play provision and environment of the playgrounds and skate parks directly managed by the Council by a programme of continual refurbishment of sites each year (see Action Plan, [Annexe 1](#)).
10. Wherever possible we will seek to encourage and influence other playground providers such as local development, Town & Parish Councils and other organisations to also provide challenging play environments and to continually seek to improve the play provision and play environment.

11. Where it is of interest to the Council, the transfer of the management and maintenance of playgrounds over to the Town & Parish Councils will be considered.
12. When local development provides new play provision, the Council will seek to ensure that these are managed by a management company rather than the Council taking on the management and maintenance obligations and associated costs and risks.

### **Health and Wellbeing**

13. The Play Area Strategy promotes the 'Health and Well Being' benefits of adequate play provision in terms of quantity and quality of play value. There is a large body of research that highlights the benefits of open space and physical activity for children and adults alike in reducing health inequalities and improving mental as well as physical health. This research complements the physical activity guidelines for children and adults produced by the Department of Health. There is also evidence that the more children play outside, the more likely they are to do so as adults and therefore to go on and encourage their own children to play outside.
14. The greatest health risk facing children today is obesity. Recent statistics from the National Centre for Health Statistics report that the number of obese and overweight children is increasing. It is also known that Children who are obese are more likely to become adults who are obese. Therefore the adequate provision of play opportunities for children within the borough that provide access to challenging physical activity are essential to providing a solution to combat child obesity.

### **Executive Summary**

15. The Play Area Strategy provides an executive summary which summarises the main 35-page document and its appendices A-F, (Annexe 2), and sets out its purpose and timescale over a ten-year period from 2014-2024 and includes methodology, introduction to play, standards for play and recommendations and action.

### **Recommendations**

16. The Play Area Strategy provides recommendations which have been organised into geographical areas, giving an opportunity to see provision for communities as a whole rather than just in ward areas. Where the strategic Housing Land Availability Assessment (SHLAA) has highlighted potential development sites, these have been identified as presenting an opportunity for improved play infrastructure in that area. Whilst these sites are not confirmed development sites, they have been highlighted in case an opportunity for play provision arises. Annexe 2 (Executive summary) summarises the main recommendations of the play area strategy.

## **Action Plan**

17. The findings from the recommendations have enabled an action plan to be drawn up that addresses current and future needs for play provision. The action plan lists playground sites generally in order of priority of need for refurbishment and also includes areas for review and consideration such as new play areas (Action Plan, Annexe 1). Sometimes the order of priority will change dependent on funding available, e.g. PIC/s106 and the forthcoming CIL or the condition of the equipment changes significantly.

## **Local Development Links**

18. The details of this action plan will enable a direct link to be made to the Council's justifications for spending PIC monies on play area improvements and will put the Council in an ideal position when CIL contributions become available. The playing area strategy will provide a sound justification to argue successfully for developer contributions (once adopted by the Council) to be used towards; maintenance, quality improvements, additional play provision and other facility improvement.

## **Funding and Risk Implications**

19. The Council will need to decide how to fund investment into play provision and refurbishment against the other competing priorities of the Council. This could be achieved by considering a combination of capital investment, use of PIC/s106 & and the future CIL from planning gains and also any identified external grant funds available during the normal budget setting process.
20. Should the Council decide not to fund investments into play provision and refurbishment, the Council will be at risk of; providing inadequate play provision, providing poor play value, missing out of the health and well being benefits and potentially providing poor maintained facilities which may pose a health and safety risk.

## **Website**

21. It is intended to publish the full playground strategy if endorsed onto the Council's webpages.

## **Conclusion**

22. The Play Area Strategy provides the Council with a comprehensive document that:
  - Replaces the previous play area strategy
  - Develops policy options, action plans and the establishment of local standards for play provision and refurbishment projects
  - Promotes the 'Health and Well Being' benefits of adequate quantities of play provision and the quality of play value provided

- Seeks to improve the accessibility of the Council play areas and ensure they are as inclusive as possible to encourage children of all abilities to play in equipped play space together
- Provides a carefully quantified and documented assessment of current and future need for play areas within the borough area (for the period 2014 to 2024), the amount is quantified according to the housing need projected
- Integrates with the Council's open space study (PPG 17) and future Local Plan
- Enables a direct link to be made with s106 agreements and their contributions, Planning Infrastructure Charge (PIC) and also the forthcoming Community Infrastructure Levy (CIL) arising from increased development, in order that these funds can be used to help fund extra play infrastructure requirements arising from increasing development
- Provides an action plan and also budgeted estimate for capital investment which identifies funding shortfalls for the next seven years.

### **Recommendation**

It is recommended that the Executive:

1. endorse the findings and recommendations of the Play Area Strategy and recommends to Council that the Play Area Strategy 2015-2024 be adopted;
2. recognises and notes that the Play Area Strategy is aspirational and that there are financial implications for the Council to fully deliver the strategy, its recommendations and action plan; and
3. acknowledges that the financial implications will be met by using funding received from developer contributions sought through the planning process such as PIC, CIL and s106 and also any available external grant funds for playground provision and refurbishment.

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### **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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**ACTION PLAN – 2015-2024**

Sites	Reason	Equipment to be replaced and timescale – within the first 5 years (to 2018), 5-8 years (2018-2023) or will last 10 years or more (10+).
Replacement of play equipment at: Phillips Memorial Field and Farnham Adventure play	<p>Projects already underway or agreed. Include ideas about <b>White Cottage Close and Oast House Crescent</b> in the Farnham Park consultation. These sites are very close to Farnham Park and their play value is relatively low. The addition of natural play provision on the north of Farnham Park could boost provision in Hale and Heath End. (See page <b>25 of play strategy</b>).</p> <p>Also consider boosting play provision in this area through more creative use of <b>Hale Reeds</b> and/or working with schools to enable community use for play. <b>NOW COMPLETED</b></p>	<p><b>Philips</b> – n/a</p> <p><b>Farnham adventure play:</b> the following equipment needs replacing between 2013 and 2018: Leaping posts, Stepping logs, Horizontal bars, balance beams (2), climber net, burma bridge, swinging logs and plank, hang logs, hurdle beams, hexagonal swing. <b>10+ years:</b> embankment slide.</p> <p><b>White Cottage Close</b> (rocker and swing set) <b>and Oast House Crescent</b> (swing set): The equipment needs replacement between 2018 and 2023. Priority is more in terms of limited play value and proximity to Farnham Park.</p>
Holloway Hill	<p>This is a popular site. Consultation is underway about replacing play equipment. <b>NOW COMPLETED</b></p>	<p><b>By 2018:</b> Obstacle course: (Burma bridge/monkey bar supports, Barrier beam around zip wire), Barrier beam around zip wire, Flat 2 seat swing , cradle swings, Multi Play Unit-Cabin Slide Log</p> <p><b>10+ years:</b> runway cable, swinging steps, see-saw quartet.</p>
Consultation about replacing equipment at: Aaron’s Hill	<p>Popular site where the majority of equipment is nearing its end of life. The Skate Park at Aaron’s hill all needs replacing within 5 years, but is being dealt with separately. <b>CONSULTATION COMPLETE</b></p>	<p><b>Aaron’s Hill:</b> the following play equipment needs replacing between 2013 and 2018: multi-play unit (net, bridge, platform, slide). The following equipment needs replacing between 2018 and 2023: Arm Stretch, Chin ups, hurdles, ladder walk, parallel bars, somersault bars, step ups, vault over, cycle whirl, Climber-Space Net, Rocker - Spring Bike, Rocker-Multi Pondo. <b>10+ years:</b> Carousel-Dish - Spinner Bowl, Rocker - Springer - Spring Seat, Sound Machine, Swing - Basket Swing, Swings-Cradle 2 Seats 1 Bay, Ball Play - Goal Posts.</p>
Consult with parish councils at	<p>These areas are not managed by WBC, but are priorities for play provision in Waverley, as</p>	<p>The following equipment needs replacing between 2013 and 2018: <b>KGV, Dunsfold:</b> Log cabin, motorbike rocker, see-saw, rocker horse,</p>

<p>Dunsfold (King George V playing field), Tilford (Shepherd's Way), Alfold, Wonersh (Ladymead and Lordshill Common), Witley (Jubilee Field, Milford) and Churt and with Ellens Green Memorial Hall trustees about their plans for upgrading play areas.</p>	<p>the majority of the equipment is nearing the end of its life and they represent all or most of the play provision in these areas (the exception being Witley). There is some PIC funding in these parishes that might be used towards a refurbishment. Alternatively, WBC may be asked to contribute towards the refurbishment projects.</p> <p>*(equipment has been added since this assessment was done)</p>	<p>carousel -whirling platform, Mini carousel, junior swings, toddler swings. <b>Shepherd's Way, Tilford:</b> Junior swings, toddler swings, Multi-play, frog seesaw, Totem pole. 10+: Ball sports area (5 aside area), animal rocker <b>Alfold:</b> Rocker - Seesaw - Springer, Slide - Embankment, Swing - Toddler - 1 Bay 2 Seat - Blue Frame, Adventure Trail, Rocker - Seesaw - Rocking Bar, Swing - Junior - 1 Bay 2 Seat. The following needs replacement between 2018 and 2023: Carousel, Play Train, Swing - Toddler - 1 Bay 2 Seat. 19+ years: Climber - Frame - Combination, Pull-Up Bars, Rocker - Horse, Rotator – Cup <b>Ladymead (Wonersh):</b> Multiplay - Junior - With Bridge, Agility Square, Balance beam, multiplay climber, parallel bars, rocking seesaw. <b>10+</b> Multiplay - Junior - With Roofs, play panels, rocker horse, rotating dish, stepping logs, talk tubes. <b>Lordshill (Wonersh):</b> Multiplay Unit – Junior, Agility Square, Log Steps, Play Train, Balance beam, Rocker - Horse, Swing - Junior - 1 Bay 2 Seat. The arch bridge needs replacing between 2018 and 2023 and the following equipment has a 10+ lifetime: Carousels (Wicksteed and Park Leisure), Monkey Bars, Pull-Up Bars, Rocker - Seesaw, Swing - Toddler - 1 Bay 2 Seat, 5-aside goals <b>Jubilee Field (Milford):</b> See-saw, Burma bridge, 2 x dizzy discs. The carousel and rocker need replacing in 2018-2023. The following equipment has a 10+ years life-time: Multi-play, rubber play seat, swings (2-bay, 4 seat, mixed) <b>Churt:</b> multi-play cabin, play train, cableway zip line, slide climber, single-point swing. The Swing - Mixed - 2 Bay 4 Seat, carousel, rocker see-saw, tunnel need replacing in 2018-2023. 10+ years life: 4-seat rocker . <b>Ellens Green:</b> sandpit, log cabin, slide. The carousel and rocker need replacing in 2018-2023. 10+ lifetime: junior &amp; toddler swings.</p>
<p>Replace sand factory and play house Broadwater Park.</p>	<p>This is a popular site. There is some potential for enhancing the site (particularly in improving teenage provision).</p>	<p><b>By 2018:</b> Playhouse, Sand station. <b>10+ years:</b> Wobble Board (Centre Pole), Balance Beam (Moving), Spinner Bowl, Super Nova, Multi Play - Toddler Unit with Slide, Multi</p>



	<b>CONSULTATION DONE</b>	Play Unit - Junior, Rockers - Puppet, Spring Car, Spring Motorbike, Spring See-Saw, Spring Surf Board, runway cable, swings (mixed, junior and cradle). MUGA.
Rowledge recreation ground	Local demand. <b>See p 27 of play area strategy</b> – look at providing additional facilities at Wrecclesham recreation ground; there may be PIC funding to help with this.	<b>2018-2023:</b> Climber frame with net <b>10+ years:</b> Multiplay Unit with slide - Junior, Rocker-Spring Crazy Daisy, Rocker - spring dog, free-standing slide, Swings-Cradle 2 Seats Flat 2 Seats 2 Bays
Oast house Crescent/White Cottage Close	Refurbish, to complement each other and facilities in Farnham Park ( <b>see page 25-26 of play strategy</b> ).	<b>2018-2023</b> – Swing set at Oast House Crescent and Rocker and swing set at White Cottage Close. Review both sites, which are in residential areas, with reference to Farnham Park, to improve play value and accessibility.
Runfold recreation ground	<b>By 2018:</b> Swings. No other equipment.	
Boundstone recreation ground	<b>By 2018:</b> Swings Fallen logs may need replacing by 2023. Other equipment fine for 10+ years.	This just allows for replacing equipment nearing the end of its life. Improvements could also be made to access at Boundstone recreation ground. <b>10+ years:</b> Carousel - Mini Spinner, Carousel - Mirage Revolution, Climbing - Adventure Log Hillcrest, Rocker - Nexus Hover Spring Board, Runway - DINO
Witley recreation ground (Witley Parish Council).	<b>By 2018:</b> Swings	NB/ Witley parish council needs to be consulted about whether they support this for Witley recreation ground. <b>2018-2023:</b> Tolino climbing wall, multipondo, ships wheel need replacing. <b>10+ years:</b> Ladybird and motorbike rockers.
Burford Lodge (Elstead PC)	<b>By 2018:</b> See-saw	NB/ Elstead parish council needs to be consulted about whether they support this for Burford Lodge recreation ground. <b>2018-2023:</b> Carousel, rocker elephant, slide, junior swings (2 seats, 1 bay). <b>10+:</b> Senior multi play, junior swing (2 seats, 1 bay), toddler swing (2 seats, 1 bay). Rotator bowl (20 yrs).
Abbots Cottages (Dockenfield),	<b>By 2018:</b> Rocker	This just allows for replacing equipment nearing the end of its life. Improvements could also be made to the ‘kick-about’ area at Dockenfield (supporting the parish council with advice and contributions from PIC funds).
CoxcombeLane,Chiddingfold,	<b>By 2018:</b> rocker	
Cranleigh Skatepark	By 2018: Whole site	Replace all ramps as reaching end of useable life

Middlemarch	Consult on enhancement, in conjunction with the neighbours, Witley Parish Council, the provision at Sunny Hill and the local school.	2018-2023: Horizontal bars and cradle seats (all equipment). There is potential for enhanced play value at this site. (see page 30 of strategy).
Eight Acres	The equipment at Eight Acres comes to the end of its useful life in 2018. The site adds to the variety of play provision in the Hindhead area, taken together with Beacon Hill (and Tilford Road). There may be opportunities to create natural play provision at the Devil's punchbowl, in consultation with the National Trust and using funds from redevelopments in Hindhead (see page 28 of strategy).	<b>By 2018:</b> Obstacle course, all 5 elements (all equipment at Eight Acres).
Border Road, Oak Cottages and Lower Hanger	The equipment at Border Road needs replacement within 5 year. Most of the equipment at Oak Cottages and Lower Hanger needs replacing by 2023. Oak Cottages/Lower Hanger have been programmed in for year 6, but these sites should be reviewed together (also taking Hatchetts Drive and Sicklemill into account) to ensure they give progressive play provision for the estates they serve (see page 27-28 of the play strategy).	<i>Border Road</i> <b>By 2018:</b> Multi play and slide <b>2018-2023:</b> Rocker - spring dog
		<i>Oak Cottages</i> <b>2018-2023:</b> spring chicken, spring dog and junior slide (all equipment)
		<i>Lower Hanger:</i> <b>2018-2023:</b> A-frame rope climber, Challenge Square, Monkey Bar, Swinging Chain Bridge, Climbing - Cargo net, Slide-Embankment, Step Logs, Traversing Wall <b>10+:</b> Wobble Board
Hascombe recreation ground	Consider means of enhancing play value and accessibility. See p 31 of play strategy.	Swings need replacing in 0-5 years. Multi-play and playhouse need replacing in 5-10 years.
Sandy Hill	The equipment all needs replacing within 5-10 years (some of it within 5 years) and attention needs to be paid to making it more accessible (see page 25 of play area strategy).	<b>By 2018:</b> Climber-Poles. Obstacle Course-Wooden <b>2018-2023:</b> Apex climber, parallel bars, balance beam, bridge, chain walk, hurdles, horizontal logs, stepping logs, swings (4 flat, 2 bays). Football goal <b>10+:</b> chinning bars, monkey bars, slide. MUGA.

Town Meadow, High Lane recreation ground (Haslemere) and Haslemere War Memorial recreation ground.	Improve play provision at Town Meadow, giving better provision in this town-centre site and complementing that at Haslemere War Memorial recreation ground and High Lane recreation ground. Liaise with the Town Council in relation to Lion Green ( <b>see page 28 of play area strategy</b> ). Look at accessibility to and around the sites.	<i>Town Meadow:</i> <b>2018-2023:</b> Action pack, springer and gull wing see-saw. <b>10+:</b> Hang glider. 2 bay, 4 seat swings.
		<i>High Lane recreation ground:</i> <b>2018-2023:</b> small hammock swing, spring see-saw <b>10+:</b> Spica, Supernova, Modular Unit Galaxy-Climbing Wall Slide Rope & Nets, Modular Unit-Platforms Slide & Net, cradle swings, flat swings.
		<i>Haslemere War Memorial recreation ground:</i> <b>2018-2023:</b> Carousel - whirling platform <b>10+:</b> Modular unit (ramp, bridges, slide), rocker see-saw, junior and toddler swings.
Lashmere	Improve access and inclusive equipment and improve teenage provision. Look to use funding from development of Hewitts' Industrial Estate (SHLAA) – ( <b>see page 31 of play area strategy</b> ).	<b>2018-2023:</b> Embankment slide, toddler swings <b>10+:</b> Agility trail, roundabout, whirl, climbing frame, spring dog, spring tortoise, junior swings (1 bay, 2 seats)
Queensway	( <b>see page 31 of play area strategy</b> ).	<b>2018-2023:</b> multi-use games area (single end) <b>10+:</b> Multiplay with slide, rocker - chair, rocker - spring see-saw, social play panel, spinner, Swing - 2 Bay - 2 Flat, 2 Cradle
Peakfield	Logs may need replacing	<b>10+:</b> Log walk, swinging steps, trapeze crossing, wobble board, gravity bowl, jungle climber (Barundi), natural boulder (Caledonian mixed glacial), rocker (twin rider) free standing slide, swing – 2 bay, basket seat/1 cradle seat/1 junior seat
Gostrey Meadow	All equipment is likely to need replacement in the period 2018-2021. This is a popular site in central Farnham.	<b>2018-2023:</b> All equipment except sandpit: Playboat, carousel, waltzer, large and small climbing units, ladybird springer, spring seesaw, play panel, junior & cradle swings.
<b>Combe Road/ Longbourne Green</b> with reference to Broadwater Park and Northbourne	Look at all 4 sites and consider improvements, particularly for Combe Road and Longbourne Green, which have relatively low play value, (although the equipment is likely to last longer than 10 years). <b>See play strategy, pages 29-30.</b> Look at improving teenage	<b>Combe Road</b> <b>10+:</b> Junior swings, cradle swings, play panel.

	provision at Broadwater Park (if not done in year 2) and at Northbourne. NB/ Northbourne is managed by a housing association.	<p><b>Longbourne Green</b>  <b>10+:</b> Carousel - Roundabout - Orbiter, Multi Play Unit - Junior - With Slide, Rocker - Ark Springer, Social Play - Talk Tubes, Swing - Traditional (Mixed Seats) - 2 Bay (2 Junior, 2 Toddler)</p> <p><b>Northbourne</b>  <b>10+ years:</b> Cableway (SMP), toddler multiplay (RSS), multi-play with slide (RSS), rocking horse (Wicksteed), lounge see-saw (SMP), rocker - van (RSS), standing rotator (RSS), basket swing, toddler swing.</p> <p><b>Broadwater Park</b>  <b>By 2018:</b> Playhouse, Sand station.  <b>10+ years:</b> Wobble Board (Centre Pole), Balance Beam (Moving), Spinner Bowl, Super Nova, Multi Play - Toddler Unit with Slide, Multi Play Unit - Junior, Rockers - Puppet, Spring Car, Spring Motorbike, Spring See-Saw, Spring Surf Board, runway cable, swings (mixed, junior and cradle). MUGA.</p>
Langhams	<b>See p 26 of play area strategy.</b>	<b>2018-2023:</b> Trim trail, spring bike, spring chicken. <b>10+ yrs:</b> rubber stepping stones, boulder ring, 'spica' carousel, A-frame climber, 'galaxy' multi-play, toddler multi-play with double slide, spring see-saw, play boat, play table, basket swing, cradle swings, junior swings, inclusive roundabout.
	Single items: Roman Way (roundabout) Canon Bowrings (5 a-side posts) Wentworth Close (see saw rocker)	Review items to see if replacement required. If not, wait until full refurbishment is required. If so, replace as single items. Also consider improving access at Wentworth Close. It's unlikely that play value can be significantly improved for junior or teenage groups on this site.
Eastwood Road (Bramley PC),	Speak to Bramley PC about plans for refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.  Achieve improvements to access, if possible.	<b>By 2018:</b> Log cabin & slide, play train (see year 2) <b>2018-2023:</b> Embankment slide <b>10+:</b> basketball post, goal posts, Swing - Mixed - 1 Bay 2 Seat
Snoxhall Fields (Cranleigh)	Speak to Cranleigh PC about plans for	<b>By 2018:</b> Balance Beam - Tyre Wobble, Log circles, horizontal logs,

PC),	refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.	<b>2018-2023:</b> Swing - Basket, Swing - Junior - 1 Bay 2 Seat, Swing - Junior - 1 Bay 2 Seat (Near Stream), Swing - Toddler - 1 Bay 2 Seat, Trail - Concrete Arches, Social Play - Shop, Sand Play House, Rotator – Pole <b>10+:</b> Space Net, Slide - Toddler, Multiplay - Senior, Balance Beam ,Rocker - Board - With Balance Post, Seesaw - Overhead Standing Seesaw – Small, Surfboard, Rotator - Bowl (Blue), Rotator - Bowl (Red), Bridge - Hedgehog Carousel – Supernova, Climber - Bloqx Climber - Net - Small, Basketball - goal mouth
Hollowdene (Frensham PC)	Speak to Frensham PC about plans for refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.  Achieve improvements to access, if possible.	<b>By 2018:</b> Rocker pony (see year 2) <b>2018-2023:</b> Hopscotch - Rubber Tiles, Multi - Tower - Ramp - Slide, Multiplay - Senior, Play House - Log Hut, Rocker – Seesaw <b>10+:</b> rocker seal, Swing - Junior - 1 Bay 2 Seat, Swing - Toddler - 1 Bay 2 Seat
Lion Green (Haslemere Town Council),	Speak to Haslemere TC about plans for refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.  Achieve improvements to access, if possible.	<b>By 2018:</b> Climber - igloo, playhouse with slide <b>2018-2023:</b> Cableway, slide <b>10+ years:</b> Carousel, toddler multi-play, seesaw rocker, junior swings (4 seats, 2 bay), toddler swings (2 x 2 sets).
Witley recreation ground and Jubilee Field, Milford (both Witley PC)	Speak to Witley parish council about plans for refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.  Achieve improvements to access at Witley recreation ground, if possible.	<i>Witley recreation ground</i> <b>By 2018:</b> Junior swings, Toddler swings ( <b>see yr 2</b> ) <b>2018-2023:</b> Tolino climbing wall, multipondo, ships wheel. <b>10+:</b> Ladybird and motorbike rockers

		<p><i>Jubilee Field</i></p> <p><b>By 2018:</b> See-saw, Burma bridge, 2 x dizzy discs</p> <p><b>2018-2023:</b> Carousel, Rocker (dolphin)</p> <p><b>10+:</b> Multi-play, rubber play seat, swings (2-bay, 4 seat, mixed) and teenage equipment around field (2012/13).</p>
Jubilee playground (Elstead PC)	Speak to Elstead parish council about plans for refurbishment or replacement of equipment. Identify whether WBC has a role in assisting with funding or expertise.	<p>2018-2023: Senior multi-play and play train</p> <p>10+ years: All other equipment: Supernova, play house, 4-seat rocker, ladybird rocker, multi-seat see saw, rotating cup, rotator pole, space net, basket swing, junior swings, toddler swings.</p>
Oak Cottages	Most of the equipment at Oak Cottages and Lower Hanger needs replacing by 2023. These sites should be reviewed together with Border Road, also taking Hatchetts Drive and Sicklemill into account, to ensure they give progressive play provision for the estates they serve ( <b>see page 27-28 of the play strategy</b> ).	<p><i>Oak Cottages</i></p> <p><b>2018-2023:</b> spring chicken, spring dog and junior slide (all equipment)</p>
Lower Hanger		<p><i>Lower Hanger:</i></p> <p><b>2018-2023:</b> A-frame rope climber, Challenge Square, Monkey Bar, Swinging Chain Bridge, Climbing - Cargo net, Slide-Embankment, Step Logs, Traversing Wall</p> <p><b>10+:</b> Wobble Board</p>
Downhurst Road and Ewhurst rec (Ewhurst PC)	The senior multi-play unit at Ewhurst recreation ground (Ewhurst Parish Council) may need replacement. Consider the relative benefit of Downhurst Road, along with Ewhurst recreation ground and the newer development at Swallowtiles. Downhurst Road scores fairly low in terms of play value and accessibility.	<p><b>10+:</b> aerial runway, cradle swings and junior swings.</p> <p>Access to this site is difficult and could be improved.</p>
Baldreys	<b>See p 26 of play area strategy.</b> These sites and Boundstone recreation ground should complement each other.	<p><b>2018-2023:</b> Carousel – disc duo, Multi-play unit (platforms with bridge &amp; slide). <b>10+:</b> rocker - spring butterfly, rocker- spring horse, Swing - Traditional (Junior Seats) - 1 Bay 2 flat seats, Swing - Traditional (Toddler Seats) 1 Bay 2 Cradle. Basketball goal</p>
Middlefield		<b>2018-2023:</b> Swing-Cradle Seat 1 Bay, Swing-Junior - 2 Seats 1 Bay <b>10+:</b>

		Multi Play Unit-Bridge & Slide Small, Multi Play Unit-platforms, net & slide, 5-aside goal
Roman Way	Site expanded and replaced in 2009/10. Retain or enhance play value and accessibility, both of which are excellent. <b>See p 26 of play strategy.</b>	<b>2018-2023:</b> Roundabout – inclusive orbit. <b>10+</b> Air Rider, Combo 8 Tyre Traverse & Monkey Bars, Gravity Bowl, Gravity Rider, High Energy Multi Play Unit-Platforms, Bridge & Slide Jungle Climber – Congo, Little Hamlet – Tottlebank, Mini Tunnel, Natural Boulder, Sea-Horse Seesaw, Spinner, Swing Basket, Swings-Cradle 2 Seats 1 Bay.
Wentworth Close	Enhance play value and accessibility if possible, but this is a small site ( <b>see p</b>	<b>2018-2023:</b> see-saw rocker. <b>10+:</b> carousel, multi-play with slide, 1 bay junior seat, 1 bay toddler seat.
Hale recreation ground	Most equipment was replaced in 2010/11, when the site was also expanded. <b>See p 25 of play strategy.</b> Replacement of some equipment and consider improving accessibility. Maintain high play value.	<b>2018-2023:</b> Balance beams, multi-pondo, cradle and flat swings, Basketball court/MUGA likely to need replacing. <b>10+:</b> Eibe equipment: Balance Beam, Wind fall cross over, Junior unit with slide - Orinoko, Toddler Unit with slide - Salvia Minimondo Unit, Rocker - Four-seater seesaw on metal post bases, spring duck, spring horse, nest swing. Ability Whirl Roundabout (GJ Jones). Tennis court.
Canon Bowrings	All equipment replaced in 2010/11. Improve access if possible and consider whether this area can also serve Godalming Charterhouse, or whether additional provision is needed in the Farncombe/Charterhouse area.	5-aside goal posts. <b>10+:</b> Balance Beam - Wind fall cross-over, Carousel Jupiter, Eagle 2 double swing, Eagle 2 swing with nest seat, Multiplay Knogo, Rocker - Spring Duck, Rocker - Spring Horse, Seesaw - Stand-up - DDA, Slide - Edelweiss FL1 Spiel - Rutschkombination, Swings-Flat 4 Seats 2 Bays, step posts 40 & 60, basketball goal
Elstead sites. Review Burford Lodge (Elstead Parish Council) review with the Quillets and Hookley Lane).	Liaise with parish Council and take advantage of any funds from Weyburn Works to refurbish these sites and improve overall play provision at this end of the village ( <b>see page 30 of play area strategy</b> ). Consider jointly with the existing provision at Hookley Lane and Jubilee recreation ground (formerly Pot Common recreation ground).	<i>Burford Lodge:</i> <b>By 2018</b> axle see-saw (see year 2 above) 2018-2023: Carousel, rocker elephant, slide, junior swings (2 seats, 1 bay). <b>10+:</b> Senior multi play, junior swing (2 seats, 1 bay), toddler swing (2 seats, 1 bay). Rotator bowl (20 yrs).
		<i>The Quillets:</i> <b>10+</b> Spring horse, toddler slide, junior swings
Sicklemill estate	This area should complement sites at Woolmer Hill and also The Herons, with the priority being to improve its inclusivity and	<b>10+:</b> 2 x carousels, multiplay with slide, 4-way springer, rocker see-saw, swings - 1 bay, 2 cradle seats and swings - 1 bay, 2 junior swings

	also the play value it offers. See pg 27-28 of play strategy.	
Wrecclesham recreation ground	Improve teenage provision and accessibility. There is some existing PIC funding from development in Wrecclesham Road that could be used here and SHLAA sites (380 and 133) may enable some additional provision, if they are developed. <b>See play strategy p 27.</b> There is some existing PIC funding from development at 6-8 Wrecclesham Road that could be used here.	<b>10+:</b> Agility - Balance Beam, Climbing - Large Frame, Multiplay - with slide, Rocker - Seesaw, Rocker - Spring Bike, Rocker - Spring Horse, Stepping Stones - Rubber, Swing - 1 Bay - 1 DDA 1 Toddler - Seats, Swing - 1 Bay 2 Flat Seats
Boundstone recreation ground	All equipment replaced in 2010/11. Fallen logs may need replacing at an earlier date.	<b>10+:</b> Carousel - Mini Spinner, Carousel - Mirage Revolution, Climbing - Adventure Log Hillcrest, Rocker - Nexus Hover Spring Board, Runway - DINO Cablerider, Swing - Delta Basket Swing
Peakfield recreation ground	All equipment replaced in 2010/11. Tree trunk may need replacing earlier.	<b>10+:</b> Log walk, swinging steps, trapeze crossing, wobble board, gravity bowl, jungle climber - Burundi, Natural Boulder (Caledonian - Mixed Glacial), rocker - twin rider, free standing slide, Swing - 2 Bay, Basket seat/1 Cradle Seat/1 Junior Seat
Morley Road	Site replaced in 2011/12.	<b>10+:</b> Carousel Neptun, Play Boat - Pinta ship, Play/slide combination, Rocker - Three Way Springer, Swing - nest seat/basket, Swings - Flat - 1 Bay 2 Seat - Icarus double swing frame, Swings - Cradle - 1 Bay 2 Seat
Beldhams		<b>10+:</b> Carousel - Wheelchair Accessible Roundabout, Multi Play - (Toddler) - with Slide, Multi Play Unit (Junior) - with slide, Rocker - Spring See-Saw, Rocker - Springer chair, Swing - 2 Bay - 1 basket and 2 junior seats, Swing - Traditional (Toddler) - 1 Bay 2 Seat. MUGA (basketball/goal mouth)
The Chantry's	All equipment replaced in 2010/11. <b>See p 33 of play strategy.</b> Improve accessibility.	<b>10+:</b> All equipment (Kompan): Supernova, climbing net, toddler unit with slide, spring dinosaur, spring dog, curved slide with hill platform, cradle swings, flat and basket swing.
Hatchetts Drive	This area should complement the other sites on the estate: Lower Hanger and also Border Road and Oak Cottages. See pg 27-28 of play	<b>10+:</b> Agility - Stepping stone mushrooms, Carousel - Whirl (near gate), Carousel - Whirl (near swings), Multiplay - with slide, Rocker - Spring Bike, Rocker - Spring Snail, Social Play - Talk Tubes, Swing - 1 Bay 2



	strategy.	Junior Seats
Chestnut Way, Bramley	<b>See p 33 of play strategy.</b> Improve accessibility. Complement parish council site at Eastwood Road.	<b>10+:</b> Multi Play - Junior - with Slide, Multi-play - junior, spring bike rocker, spring horse rocker, Swing - Junior - 1 Bay, 2 Seats, Swing - Traditional (Toddler) - 1 Bay, 2 Seats
Farnham St James	All equipment replaced in 2010/11. <b>See p 27 of play strategy.</b> Improve junior and teenage provision and access (if possible). Complement existing provision in Farnham Park.	<b>10+:</b> All equipment: Agility - Tunnel within Mound, Carousel - gravity bowl, kidabout inclusive roundabout, Benito Fusion Combo Multiplay, Dog Spring Rocker, Horse Spring Rocker, Embankment slide on grass mound, cradle swings, flat swings, basket swing.
Mardens	All equipment replaced in 2009/10.	<b>10+:</b> All equipment
Badshot Lea Green	All equipment renewed and site expanded in 2013-2014	<b>10+:</b> All equipment
Crownpits	All equipment renewed and site slightly expanded in 2013. Installing a pathway, sensitive to the conservation area, would improve access to the play area and around the open space.	<b>10+:</b> All equipment
Grayswood	All equipment renewed and site slightly expanded in 2013. This is National Trust land; expansion beyond the current boundaries is unlikely.	<b>10+:</b> All equipment
Heath End recreation ground	Most of the equipment was renewed in 2013. This site is someone constrained in size, but accessibility could be improved. There are some natural play opportunities in the open space (banks and trees) and also at Rowhills.	<b>10+:</b> All equipment
Bourne recreation ground	All equipment renewed and site expanded in 2013.	<b>10+:</b> All equipment
Amberley Road	All equipment renewed and site reconfigured in 2013.	<b>10+:</b> All equipment
Ockford Ridge		10+: all play equipment and multi use games area.

Philips Memorial	All equipment replaced and site reconfigured in 2014/15	<b>10+:</b> all equipment.
Beacon Hill recreation ground	This site was refurbished and expanded in 2011/12. It has one of the highest play value assessments in the borough and is also considered to be accessible. It cannot be expanded into a destination playground due to its proximity to housing.	<b>10+:</b> Agility - Burma Bridge, Agility - Log Walk (2 x 600mm), Agility - Log Walk (2 x 600mm), Agility - Swinging Steps (3 Steps), Agility - Wobble Board, Boulders, Carousel - City Gravity Bowl, Carousel - Super Nova, Carousel-Spica-1 of 2 (Green Top), Carousel-Spica-2 of 2 (Yellow top), Climber-Galaxy Unit, Mound, Multi Play - Little Hamlets - Tottlebank (Blue & Red), Multi Play - Mini Playframe (Steel Cored Rope), Multi Play - Toddler Unit with Double Slide, Rocker - 3-way Springer, Social Play - Log Train, Social Play - Play Lorry, Swing - Timber Team Swing, Swing - Traditional (Junior Seats) - 1 Bay 2 Seats, Swing - Traditional (Toddler Seat) - 1 Bay 2 Seat, Swing-Cantilever, Basket Ball Hoop & Football Goal and goals

## ANNEXE 2

### Executive summary

#### *Purpose and time-scale*

This play area strategy covers a 10 year time period (2014-2024). The aim is to give an evidence base for the Waverley Borough Council's infrastructure delivery plan, investment in play facilities and policies around play. Strategy development is an iterative process and this strategy should be updated after 5 years, when it would be sensible to reassess equipment lifecycles and the number and quality of playgrounds, including those managed by residents' associations and management companies.

#### *Methodology*

The methodology sets out how the findings, recommendations and action plan have been reached. The majority of data has been taken from an annual inspection, play value assessment, accessibility assessment and end of life estimate undertaken by RoSPA in April 2013. The findings section shows that the quality of the borough's play spaces range from 'excellent' to 'below average', although the inspections assessed play provision for all ages, which may not be appropriate at all sites. Four of Waverley's play sites are assessed as being fully accessible, while the majority (48) are assessed as 'partially accessible for people with disabilities'. It is recommended that improvements in access to and within sites, and the accessibility of play features are incorporated when developing plans to replace equipment or refurbish whole sites. There is specific information about accessibility on pages 14-14, 21 and in appendices C, D and E. The action plan (from page 35) has been prioritised using a combination of the estimated end of life of equipment, play value, accessibility.

#### *Introduction*

The 2011 census figures show the population of Waverley has risen by 5.2% since 2001 (to 121572) and that the number of children and young people under 15 has increased to 18.4% of the population. Play provision is part of the necessary infrastructure for healthy communities; the rationale for this statement is considered in the first section of this strategy.

There is a large body of research that highlights the benefits of open space and physical activity for children and adults alike in reducing health inequalities and improving mental as well as physical health<sup>1</sup>. Outdoor activity has been shown to benefit children who find it difficult to concentrate indoors<sup>2</sup>, to benefit mental health and general physical health and thereby contribute to Surrey Health and Wellbeing Board's priorities. The research complements the physical activity guidelines for children and adults produced by the Department of Health. There is also evidence that the more children play outside, the more likely they are to do so as adults<sup>3</sup> – and therefore go on to encourage their own children to play outside.

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<sup>1</sup> Marmot, M. (2010) *Fair Society, Healthy Lives: Strategic Review of Health Inequalities in England post 2010*. The Marmot Review - Policy objective E: 'Create and develop healthy and sustainable places and communities'.

<sup>2</sup> See 'Sowing the seeds – reconnecting London's children with nature', Tim Gill, 2012;

<sup>3</sup> Layard and Dunn (2009) 'A Good Childhood: Searching for values in a competitive age' – quoted in 'Natural Childhood', Moss/National Trust (2012)

The borough of Waverley has large areas of accessible outdoor space, in addition to informal and formal play spaces, which are a huge asset for the community. The provision of facilities and programmes that encourage all members of the community to use this asset will bring long-term health benefits. Investment in good quality open spaces, play equipment, outdoor gym equipment, trim trails, healthy walks programmes, forest schools and pond dipping each encourage different members of the community to take advantage of the borough's outdoor assets for the benefit of their own health.

Making improvements to play space and sports pitches to meet the needs of a growing population of children and young people is one of the four key areas of infrastructure development required to meet the growing needs of the Borough<sup>4</sup>. This strategy aims to offer a target that balances the need for designated play areas and informal open space for children and young people, with the wealth of open space there is for residents and visitors to Waverley to enjoy and the need for more housing and associated infrastructure in the Borough.

### *Standards*

The standards section of this strategy discusses standards that are widely used for play space planning and the standards that should be used for designing new play space, using the headings of quality, quantity and accessibility. Waverley has approximately 0.06Ha per 1000 population of equipped play space and 0.73Ha per 1000 population of informal play space. The accepted method for defining the amount and quality of play space in relation to areas of population has been the former National Playing Fields Association's 'six acre standard'. The NPFA is now known as the Fields in Trust and has revised its recommended standard as 'Planning and Design for Outdoor Sport and Play' (2008), which recommends that there should be 0.8 ha of children's play space for every 1000 people. This target is broken down into 0.25ha/1000 of equipped play space and 0.55ha/1000 of informal play space.

When compared with that standard, the borough of Waverley has a shortfall of designated (or equipped) play space of 0.19ha/1000 people (or 23.17 hectares), balanced with a surplus of informal play space of 0.18ha/1000 people. However, current national planning guidance in the National Planning Policy Framework encourages local authorities to establish their own targets for quantities of play space and sports provision.

Waverley is a primarily rural borough with some quite densely populated areas. On average there is 0.06ha of equipped play space for every 1000 people. The focus of new resources should be in areas where play provision neither meets the average level of play provision in the borough nor the standard for informal play space. Seven wards fall below the Waverley average for both equipped play provision and the Fields in trust standard for informal play space. These are: Cranleigh East, Farnham Bourne, Farnham Moor Park, Farnham Shortheath and Boundstone, Godalming Binscombe, Godalming Charterhouse, Milford.

Other wards also have significantly less than average equipped play provision, but more informal play space these include: Chiddingfold and Dunsfold, Ewhurst, Farnham Hale &

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<sup>4</sup> identified in the Council's Corporate Plan (2012-2015) and Infrastructure Development Plan (March 2012)

Heath End, Farnham Rowledge & Wrecclesham, Farnham Weybourne & Badshot Lea, Godalming Holloway, Haslemere East & Grayswood and Witley.

The standards section also considers quality and reviews different aspects of designing a play area, stressing the importance of trying to achieve design that is appropriate to its environment.

### *Recommendations and actions*

The recommendation in this strategy is to work towards achieving a total of 0.8ha of equipped or informal play space for every 1000 people, acknowledging the need to balance rural provision with that in more densely populated areas. This target aims to balance the large quantity of accessible open space in the Borough with the need for equipped play areas.

The main recommendations (on pages 22-32) include:

1. Recognising the major contribution to play provision made by parish councils, and also residents' associations and management companies, in addition to the Borough Council, in maintaining and developing play provision.
2. Ensuring all those responsible for play provision have access to information about contractors, standards, specifications and clear information about funding.
3. Rationalising play provision in communities, so that different communities benefit from a variety of play opportunities, which are tailored to local needs.
4. Making the most of opportunities provided by new development by ensuring play is included as an infrastructure need and that new play provision complements any that already exists within the neighbourhood and is prioritised in areas that most need it.

The section makes specific recommendations about play provision in the different communities across Waverley. The Borough Council's investment in play areas in the past 10 years, along with the investments made by many of the parishes into their play areas, has yielded benefits, as shown by the play value assessments. However, investment needs to be continued to maintain all play provision at a good standard.

The action plan (pages 35-49) takes all the findings together to offer a cohesive set of actions to deal with equipment nearing the end of its life, play value, accessibility and the principle of offering diverse play provision in any given community.

### **Parishes**

Parish councils and Haslemere Town Council manage almost one fifth of the play areas in the borough (15 of the total 74). Four areas are managed by residents' associations or management committees. There are three villages where both Borough and Parish provide play areas (these being Elstead, Ewhurst and Witley) but the majority of play provision in villages is provided by parish councils.

The majority of playgrounds which are in greatest need of refurbishing in the next 5 years are those managed by parish councils. The Borough Council could make more provision for supporting parishes in their endeavours to maintain play areas that are suited to their communities, through:

1. ensuring there is funding available to villages for play provision, as part of the infrastructure requirement for new development
2. Providing advice about procurement, specification and design where appropriate. Appendices C and D provide some guidance.

### **New Developments**

The Council's current planning guidance is that for new developments of between 15 and 49 homes, a Local area for play (or LAP)<sup>5</sup> should be provided and that for those of above 50 dwellings, a locally equipped area for play (LEAP)<sup>6</sup> should be planned into the development. The principle of providing progressive play opportunities for new developments remains important. In using LAP and LEAP definitions, plans for new developments should follow the current Fields in Trust guidance and 'design for play' principles, aiming for a total play provision of 0.8ha per 1000 people which fits the environment and offers opportunities for challenge:

*The selection of sites for children's play environments should be an integral part of the design process for all new housing developments. The pattern and landscape of streets, paths, open spaces, the gradient of footpaths, the size of steps, the height of handrails and other factors must all be considered from a child's perspective<sup>7</sup>. Safe access to and from the designated play space should be incorporated into the design.*

Plans for infrastructure should include contributions for expanding local play areas, where play provision cannot be provided on the site (see page 10 of the strategy for more detail). As play is accepted as an important aspect of community infrastructure, the development, inspection and maintenance of play areas installed as part of planning conditions and not passed on to the Borough Council or parish councils to manage, needs to be secured via legal agreements or appropriate commuted sums.

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<sup>5</sup> A **local area for play (LAP)** is a small area of open space, specifically designated and primarily laid out for very young children to play close to where they live (i.e. within 1 minute walking time).

<sup>6</sup> A **Locally equipped area for play (LEAP)** is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time.

<sup>7</sup> Fields in Trust, "Planning and Design for Outdoor Sport and Play" 2009, Ch. 6 - The Design of Outdoor play and sports facilities" para 6.1.6