

ROUNDSTONE LANE
ANGMERING

**REPORT ON
EXISTING
OPEN SPACES AND
PLAY FACILITIES**

Prepared by
ACD Chartered
Landscape Architects

For

ACD

Ecology

Arboriculture

Landscape Architecture



Space to live.

David Wilson Homes

Written By:	OM
Checked By:	HCS
Date:	SEP 2011
Document File Ref:	BSH175760s
Revision:	A

CONTENTS

Section No:	Contents:	Page No:
	Executive Summary	1
1.0	Introduction	2
2.0	Background Information	3
3.0	Methodology	8
4.0	Play Facilities Survey	9
5.0	Conclusion	17
Appendices		
A	FIT's Play Value Scoring Criteria	18
B	Play Area and Open Space Location Plan	20

Executive Summary

ACD is instructed by Barratt David Wilson Homes Southampton to provide an assessment of the existing open space and play facilities surrounding the proposed development site at the land north of Worthing Rugby Football Ground between Roundstone Lane, Angmering and the main trunk road A280 from the A27.

The initial scheme layout for redevelopment was discussed with Arun District Council at a pre-application meeting. At the meeting much discussion centred on the nature of the central open space proposed and the facilities which would be provided. They also wanted consideration to be given to the nature of any equipment provided to avoid anti-social behaviour, and potential nuisance to occupiers of neighbouring properties.

The Play Officer of Arun District Council suggested an informal space be created without great activity attraction, with the possibility of investing in offsite facilities.

Initially a mapping exercise in conducted using a combination of ordnance survey data, aerial photography and information compiled from Arun District Council list of play areas and open spaces. The locations are then plotted onto the ordnance survey map and distances from the site calculated.

'Planning and Design for Outdoor Sport and Play' has been produced by The Fields in Trust and contains guidelines as to which recreational facilities should be provided for various different groups of people, and, more significantly, new developments.

The proposed development site is within easy reach of available LEAP and NEAP facilities, as well as other open space areas offering active passive recreation value. Unfortunately, the nearest available LEAP facility is not on a well used public route, and had no visibility from the surrounding area or signage.

It is therefore proposed to provide a generous linear area of informal open space within the centre of the proposed development site and an equipped LEAP that can serve the new community.

1.0 Introduction

1.1 ACD is instructed by Barratt David Wilson Homes Southampton to provide an assessment of the existing open space and play facilities surrounding the proposed development site at the land north of Worthing Rugby Football Ground between Roundstone Lane, Angmering and the main trunk road A280 from the A27.

The initial scheme layout for redevelopment was discussed with Arun District Council at a pre-application meeting. At the meeting much discussion centred on the nature of the central open space proposed and the facilities which would be provided. The Council also wanted consideration to be given to the nature of any equipment provided to avoid anti-social behaviour, and potential nuisance to occupiers of neighbouring properties.

The responsible officer of Arun District Council has since suggested that more informal spaces be created, with the possibility of investing in offsite facilities.

2.0 Background Information

- 2.1 The 'Fields in Trust' (FIT), formerly the National Playing Fields Association, are a charity founded in 1925 to ensure that everyone has access to high quality recreational space close to where they live. The new guidelines entitled: 'Planning and Design for Outdoor Sport and Play' (PAD) produced by FIT (August 2008) supersedes the historic 'Six Acre Standards', and provides information on provision, type and quantity of existing and new play facilities.

There are three main designations for play areas outlined within PAD:

- Local Area for Play, or door step play area (LAP)
- Locally Equipped Area for Play (LEAP)
- Neighbourhood Area for Play (NEAP)
- Local Landscaped Area for Play

Sections 2.2, 2.3, 2.4 and 2.5 define, according to FIT, what comprises each play provision.

Parks, pocket parks and informal recreational areas contribute greatly to a local population's access to outdoor space. Whether these are formally laid out spaces with specific equipment to encourage certain activities, such as sports pitches, or whether the space is left un-equipped with definition around it to provide a safe location for informal play and activities, they all offer valuable opportunity for recreation.

- 2.2 FIT identifies a LAP as:

'A small area of open space specifically designated and laid out for very young children to play close to where they live. LAPs are designed to allow for ease of informal observation and supervision and its primary function is to encourage informal play and social interaction. The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged'.

Typically a LAP will cater for children up to 6 years old, consist of a grass area of at least 100m² and will provide seating for parents and carers.

There are a number of additional criteria which 'The Six Acre Standard' defines that a LAP must adhere to:

- Within 1 minute walk from home
- Positioned beside a pedestrian walkway on a well-used route
- Has a buffer zone of 5 metres minimum depth and is situated between the activity zone and the forward-most part of the nearest dwelling which faces the LAP
- The buffer zone includes planting to enable children to experience natural scent, colour and texture

Fit assesses the application of children's playing space standard as *'Within new developments, the standard is designed to operate down to a minimum site size of 0.4 ha (1 acre) or 15 units. Smaller developments, including infill plots, may still require the provisions of a LAP or a contribution towards such provision for younger children. This will depend on the nature and extent of the existing provision in the locality, the exact type and scale of development proposed and site specific circumstances.'*

2.3 FIT identifies a LEAP as:

'A piece of open space that is 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.'

Typically a LEAP will cater for children of 6-12 years old, have an activity zone of at least 400m² and will contain equipment providing at least 6 different stimulating and challenging play experiences from the following:

- Balancing,
- Rocking,
- Climbing,
- Overhead Activity,
- Sliding,
- Swinging,
- Jumping,
- Crawling,
- Rotating,

- Imaginative Play,
- Social Play,
- Play with natural elements such as sand and water or other activities.

It is important within a LEAP that space is left for children to run around to play games of 'Tag' and to express their general exuberance. The space will include litter bins, seating for parents and carers.

A LEAP should be within 5 minutes walk from home, and normally should have a buffer zone of 20 metres in depth between the edge of the activity zone and the nearest habitable room façade of the nearest dwelling. For high density development, particularly on brownfield sites, the buffer zone can be reduced in order to provide play facilities for children. The buffer zone should include planting to enable children to experience natural scent, colour and texture.

Fit assesses the application of children's playing space standard as *'Where a development is of sufficient size or is not within the appropriate walking time distance of an existing LEAP or NEAP, such provision should be planned. Developments of 0.8ha (2 acres) or 50 units may require a LEAP.'*

2.4 FIT identifies a NEAP as:

'An area of open space specifically designated, laid out and equipped mainly for older children but with opportunities for younger children as well and is located within 15 minutes walk from home'.

Typically a NEAP will have a minimum activity zone of 1000m² in area that is divided into two parts, one a hard surface of at least 465m², the second containing a range of play equipment which has at least 9 different play experiences:

- Balancing,
- Rocking,
- Climbing,
- Overhead Activity,
- Sliding,
- Swinging,
- Jumping,
- Crawling,
- Rotating,
- Imaginative Play,
- Social Play,
- Ball Games,
- Wheeled Areas
- Play with natural elements such as sand and water or other activities.

It is important within a NEAP that space is left for children to run around to play games of 'Tag' and to express their general exuberance. The space will also include litter bins, seating for parents and carers.

A NEAP should have a buffer zone, not less than 30 metres in depth between the edge of the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose-built skate-boarding facilities are provided. The buffer zone should include planting to enable children to

experience natural scent, colour and texture. It has convenient and secure parking facilities for bicycles.

Fit assesses the application of children's playing space standard as '*The NEAP should generally be provided by the local authority, another body responsible for overall community area, or associated with an area of major open space which has been established as part of a comprehensive development, and provided as part of that development.*'

2.5 FIT identifies a Local Landscaped Area for Play as:

An alternative provision to a LEAP and is intended, in the context of play, for use by children and young people a like. Typically a Local Landscaped Area for Play should be within a 5 minute walk from the child's home and should be positioned beside a pedestrian route that is well used. The area may have little or no equipment but is imaginatively designed and contoured, using as far as possible natural materials such as logs or boulders which create an attractive setting for play. It is recommended to have a minimum area of 900m².

2.6 Whilst it is generally accepted that most play areas fall into the above categories, there are examples which are becoming more widely used, but as yet have not been outlined in 'The Six Acre Standard'.

A Super Local Area of Play (SLAP) caters for very younger children and has the same features as a LAP, but also includes play equipment specifically chosen for toddlers and younger children, whereas normally a LAP would be unequipped.

A Super Locally Equipped Area of Play (SLEAP) caters for juniors and has the same features as a LEAP, but will contain at least 9 different play experiences, as outlined in a NEAP's provision.

3.0 METHODOLOGY

- 3.1 Initially a mapping exercise is conducted using a combination of ordnance survey data, aerial photography and information compiled from Arun District Council list of play areas and open spaces. The locations are then plotted onto the ordnance survey map.
- 3.2 Once the spaces are mapped, catchment areas are applied up using the distance thresholds (as identified by FIT) for each different type of play space. i.e. LAP: 60m straight line distance, LEAP: 240m straight line distance and NEAP: 600m straight line distance.
- 3.3 ACD visited the site and each surrounding open space and play area in September 2011.
- 3.4 Using the FIT play values scoring technique it is possible to grade existing equipped play and informal spaces, but this assessment does not require that level of analysis. This technique identifies either well catered for areas or shortfalls where improvements are required.
- 3.5 FIT has identified three distinct aspects of provision to cover site and equipment features, as well as the enhancement of the play process. It includes a wide range of play, learning, social and development opportunities together with element of safety, supervision and the environmental context. An example of FIT's play values scoring criteria is within Appendix A for reference.
- 3.6 Conclusions have then been drawn up. These outline the current amount of play provision within 1, 5 and 15 minutes' walk from the site and whether there are any shortfalls in the local play provision; and recommendations for the level of play provision to be included within the development.

4.0 PLAY FACILITY SURVEY

4.1 Aubrey Fletcher Playground/Arundel Road

This is small green space next to a community hall also serves a small scouts hut. There is parking allocated for the use of the community hall.

There is a dedicated LEAP area, comprising:

- 2No cradle swings
- 2No senior swings
- 2No Buck-a-bouts
- Junior climbing frame with slide
- Junior climbing net
- Fencing
- 2No adult seats
- Bin

There are 5no benches and 2no Dog Waste Bins and a Litter Bin in the green space.



Seating allows for informal observation and supervision

Area designed for up to 8 years old



4.2 Palmer Road Playground/Palmer Road

Large open space with pitches, basketball court, club house and a level fenced play area.

The play area comprises:

- 1No cradle swing
- 1No senior swing
- Junior climbing frame with slide
- Junior assault course
- Climbing frame
- Balancing equipment
- Fencing
- Litter Bin
- 3No Benches

An area where a piece of equipment has been removed

The open space has 2No unlit football pitches, floodlit football pitch, basketball court, 'club house' with changing rooms, an area and a LEAP play area with brightly coloured and imaginative equipment. The open space has provision for parking, and an uncovered congregation of 3no benches.

This open space has a varied provision of sports and play equipment, and caters for a wide variety of users.



Club house with changing facilities



Hard surfaced Basketball court



LEAP Play area

4.3 Russett Park/Foxwood Avenue

Open space with pockets of woodland planting, community centre and SLEAP play area which is sectioned for junior and senior play.

Junior play area comprises:

- 2No benches
- 4No buck-a-bouts
- Junior climbing frame with slide
- Climbing Net
- 2No senior swings
- 2No cradle swings
- Fencing
- Ground Graphics

Senior play area comprises

- 2No benches
- Litter Bin
- Senior climbing frame with slide
- 2No Agility bridges
- Balancing bridge
- Rope bridge
- Stepping stones
- 3No single rider spinners
- Climbing Net
- Fencing
- Ground Graphics

This open space has a wide variety of activities and equipment, the location of the play area allows for casual supervision and from the community centre. The play equipment is high quality and involves a range of activities.



SLEAP Play area next
to community centre

4.4 Braeburn Play Area/Beech Way

A small pocket of land is surrounded by housing in a close, containing for a LAP for very young children, though is sign posted as being for up to 8 year olds.

The play area comprises:

- Bench
- Litter bin
- 2No Cradle swings
- Buck-a-bout (single rider)
- Small play shelter
- Sounding item

This area is only suitable for very young children, there are no interests other than the LAP.



LAP surrounded by housing

4.5 Pippin Play Area/Ashmore Avenue

Open space surrounded by housing, with a small shelter but no signage to indicate the LAP play areas location.

The play area comprises:

- 4No benches
- 2No rock-a-bouts (single rider)
- Rock-a-bout (2 seat)
- 2No cradle swings
- Junior climbing frame with slide

LAP is not easily accessible as it is not on a well used public footpath; there are no bins in the entire open space or seating outside of the play area. The covered shelter has no seating inside it which makes it redundant as meeting place.



LAP surrounded by housing



Covered shelter with no seating

4.6 Discovery Play Area/Rowan Way

A large open space to the south of a residential development and next to a local high school. There are two areas of play, a LEAP and a NEAP designed for teenagers.

The LEAP play area comprises:

- 2No benches
- Picnic Table
- 2No swings
- 2No cradle swings
- 2No buck-a-bouts
- Buck-a-bout (2 seat)
- Climbing frame with slide
- Sounding Item

LEAP play area



The NEAP play area comprises:

- Covered teen shelter with hammocks and formal seating
- MUGA with basketball hoop, hard surfacing and 5-a-side goal
- Extreme sports bowl
- Extreme sports 'Fun Box' and grind rail
- Flood lighting
- 3No bins



Teen meeting place with MUGA, shelter and extreme sports facilities

4.7 Lashmar Playground/Roundstone Drive, Lashmar Rd

Large open space surrounded by housing, local primary school and East Preston Football Club. There are two areas of play a LEAP and teenage meeting NEAP area.

LEAP area comprises:

Bench
Litter bin
Rock-a-bout (4 seat)
2No Cradle swings
2No swings
Round-a-bout (4-person)
Climbing frame with slide
Climbing net

LEAP play area



NEAP area comprises:

Covered shelter with seating
Extreme sports quarter pipe
Extreme sports 'Fun Box' and grind rail
Basketball hoop with hard surfacing
Flood lighting

NEAP teen area

This open space serves the community with a variety of activities and opportunities for play and interaction. The public football pitch allows for sports and free play, with parking facilities.



4.8 Mill Pond Playground/Farm Acre, Mill Pond Way

Small residential parcel of land with a LEAP, not accessed on a through road or sign posted.

LEAP play area comprises:

2No benches
2No Litter bins
Junior climbing frame with slide
2No buck-a-bouts
2No cradle swings
2No swings
Swinging rings (missing)
Stepping stones
Balance beam

LEAP play area



This open space is primarily designed to serve the adjoining residential area and is not part of an open space.

5.0 CONCLUSION

- 5.1 Using the accepted travel times and minimum open space and play requirements of Arun District Council, there appears to be no provision of LEAP play areas within 5 minute walking distance from the site. However there is an adequate provision of NEAP facilities and other associated open space within a 15 minute walk of the site. (see yellow lines on the Open space Plan in appendix B)

An additional 720m boundary has been added as per the Arun District Council Open Space Sport and Recreation Study, to illustrate their proposed 15 minute walking distance.

(see pink line on the Open Space Plan in Appendix B at the back of the document). This 15 minute area boundary contains a 2No LAP, NEAP and No2 LEAP areas.

It is accepted that LAP provision would be included as part of any development proposals, through the provision of small areas of open space within 1 minutes walk from homes with seating for attendant carers. These areas do not need to be equipped, but are an open space for free play.

Additionally there is a need to provide a LEAP facility within the development area as the nearest available qualifying play facilities are outside of 5 minute walking distance and act as provision for an existing community.

- 5.2 The initial scheme layout was discussed with Arun District Council in terms of the nature of the central open space proposed and the nature of the facilities that would be provided.
- 5.3 The minimum FIT standards can be provided by on-site provision of adequate open space in the site to act as a LAP, and an LEAP in the centre of the development.
- 5.4 The existing Pippin Play Area/Ashmore Avenue facility is clearly not adequate at providing for the proposed development as well as the existing. The LEAP area is located solely for the use of the immediate community and is unsuitable to be upgraded for a wider catchment area.
- 5.5 Arun District Council have advised that a LEAP is to be provided on site. Adequate areas of useable open space will be accessible to most households

APPENDIX A: ASSESSMENT METHODOLOGY - FIT's Play Value Scoring Criteria

Play Assessment Sheet:

Name of play area/ or address:

Age range of users:

LAP/LEAP/NEAP

Description of play area:

Site Features:

Score one point per item or group of items:

Site Features:	Max:	Score:
Informal supervision	4	
Ground contouring	2	
Planting	1	
Child seating (or 1 per toddler/ junior/ senior)	1/3	
Adult seating (or 1 per toddler/ junior/ senior)	1/3	
Internal paths (or 1 per toddler/ junior/ senior)	1/3	
Lighting (or 1 per toddler/ junior/ senior)	1/3	
Fencing (or 1 per toddler/ junior/ senior)	1/3	
Pedestrian self closing gates (or 1 per toddler/ junior/ senior)	1/3	
Vehicular maintenance gate	1	
Signs advising on management and dogs	2	
Cycle stands	2	
Litter bins	2	
Shelter	1	
Layout	2	
Visual appeal	2	
Site Features Total for the Playground	25/37	

Equipment Features:

Score one point per item or group of items:

Equipment Features:	Max:	Score:
Rocking	3	
Gliding	3	
Rotating (single or twin user)	2	
Rotating (multi user)	2	
Sliding (conventional)	3	
Sliding (handgrip)	2	
Swinging (per set)	2	
Swinging (SPSS)	3	
Balancing	1	
Jumping	1	
Climbing	1	
Agility bridges (e.g. clatter or suspension)	1	
Crawling	1	
Viewing platform	1	
Ball play area	2	
Wheeled play area	3	
Equipment Features Total for the Playground	31	

Enhancement of the Play Process:

The maximum scores are for the overall playground.

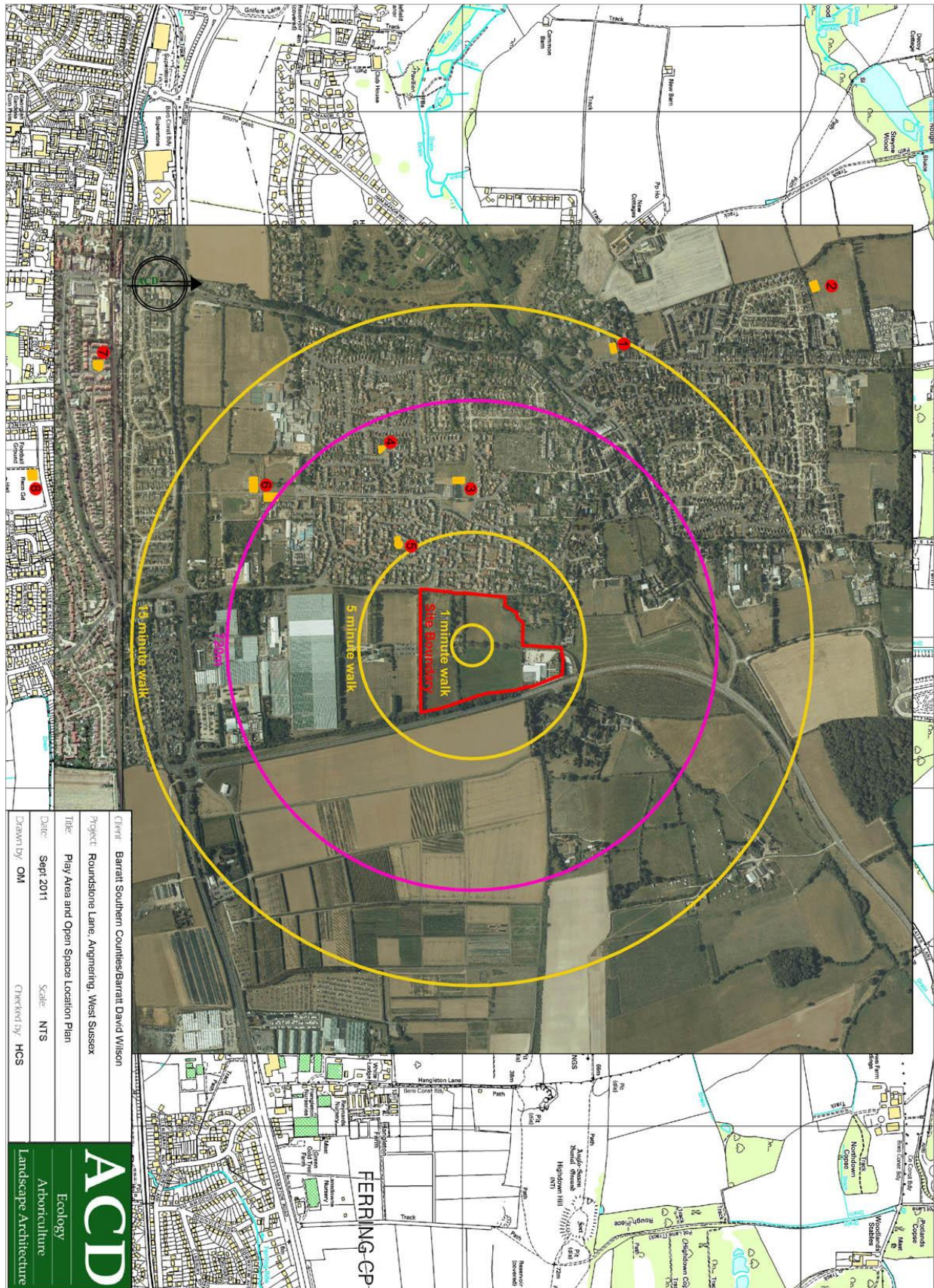
Score 1 point per item or group of items:

Play Co-Operation	Max:	Score:
Sand pit/ box	2	
Sand play table/ item to assist sand play	3	
Water play	3	
Social play 2		
Educational or learning facilities	2	
Special needs	2	
Ground Graphics	2	
Sounding items	2	
Play challenge	3	
Play Co-Operation Total for the Playground:	21	

Total

Overall Playground:	Max:	Score:
Overall Playground Total	77/89	

APPENDIX B: PLAY AREA AND OPEN SPACE LOCATION PLAN





ACD LANDSCAPE ARCHITECTS LTD
RODBOURNE RAIL BUSINESS CENTRE
GRANGE LANE
MALMESBURY
WILTSHIRE
SN16 0ES

TEL: (01666) 825646 FAX: (01666) 824654
email: mail@acdlandscape.co.uk
CONTACT: JOHN CONSTABLE

ACD ECOLOGY LTD
RODBOURNE RAIL BUSINESS CENTRE
GRANGE LANE
MALMESBURY
WILTSHIRE
SN16 0ES

TEL: (01666) 825646 FAX: (01666) 824654
email: mail@acdecology.co.uk
CONTACT: DUNCAN MURRAY

ACD ARBORICULTURE LTD
TANNERS
LOWER STREET
HASLEMERE
SURREY
GU27 2PE

TEL: (01483) 425714 FAX: (01428) 641090
email: m.welby@acdarb.co.uk
CONTACT: MARK WELBY

ACD (LANDSCAPE ARCHITECTS) SOUTHAMPTON LTD
12 SOUTHGATE STREET
WINCHESTER
HAMPSHIRE
SO23 9EF

TEL: (01962) 855604
email: a.wells@acdlandscape.co.uk
CONTACT: ANNETTE WELLS

**ECOLOGY * ARBORICULTURE * ARBORICULTURAL SITE MONITORING AND
SUPERVISION LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE DESIGN &
PLANNING * LANDSCAPE MANAGEMENT * LANDSCAPE AUDIT * PROJECT
MANAGEMENT ** EXPERT WITNESS**