

PLAY & RECREATION STRATEGY

The layout of the Site has been structured to provide a range of passive and active recreational opportunities around the proposed development, all within safe and easy reach of all dwellings, in line with the provisions of the outline planning permission. These range from equipped children's play areas to informal opportunities to play.

The following play strategy shows the proposed range of children's recreational opportunities on the site and the coverage provided. It highlights that the majority of the new dwellings will be adequately located within a maximum of 5 minutes walk or 400m (240m straight line distance) from the nearest Locally Equipped Area of Play (LEAP).

Key Objectives:-

- Provide a range of inviting and stimulating play areas for young and older children.
- Provide a range of play areas that are complimentary to their setting within the site.
- Include several pieces of fixed play equipment, providing a range of play experiences with appropriate safety surfacing.
- Select play equipment that is fun, engaging and inclusive.
- Provide a different character and experience to individual play areas to encourage movement of use between them.
- Provide adequate seating, litter bins & signage.
- Enclose with fencing and gates where appropriate.
- Designed to NPFA Standards / Fields In Trust and in accordance with DCMS' 'Design for Play'.
- Designed to comply with relevant European legislation and regulations.

Play provision will comprise:-

- 1No. Enhanced Locally Equipped Areas of Play (ELEAP)
- 4No. Doorstep play areas / Local Areas of Play (LAP)
- General informal areas for play

General Characteristics of Local Equipped Area for Play (LEAP)
(as set out in Planning & Design for Outdoor Sport and Play by Fields in Trust; 2008)

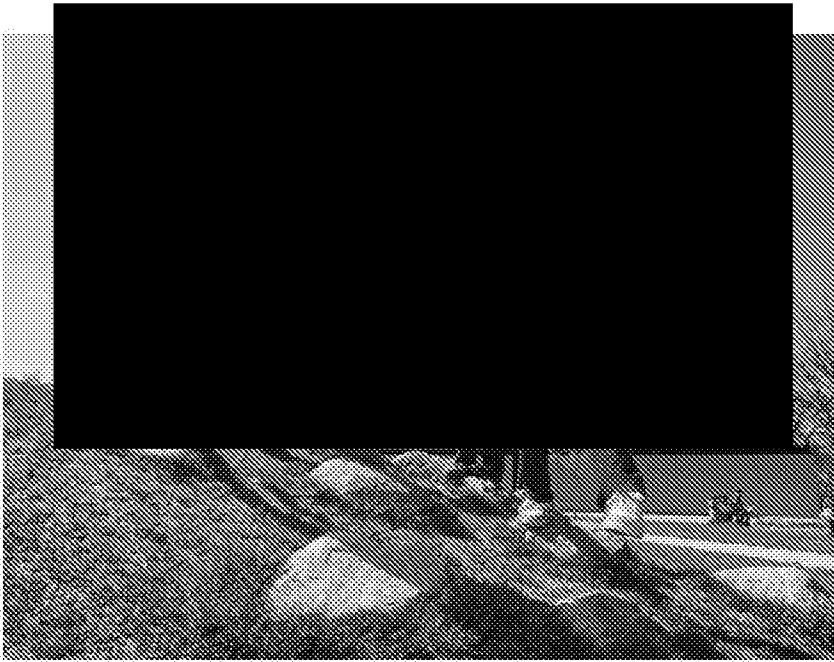
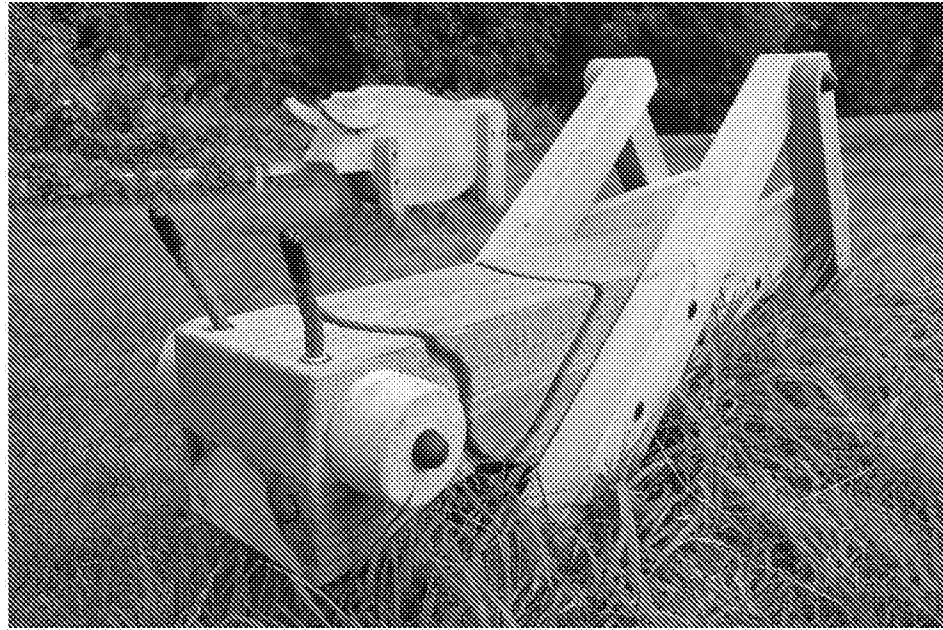
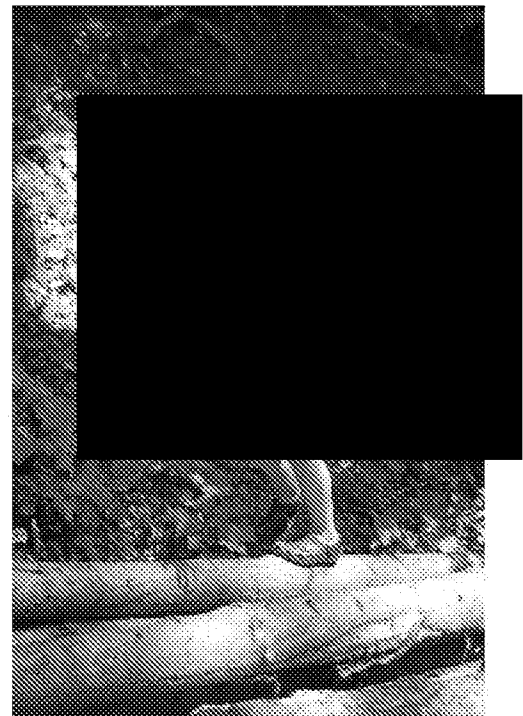
1. The LEAP shall have an 'activity area' a minimum of 400 m² in size.
2. The LEAP will serve homes within a 240m radius (5 minute walking distance).
3. Intended primarily for children who are beginning to go out and play independently (approx. age group 4-8 years) but caters for younger children also.
4. It occupies a well-drained, reasonably flat site.
5. A minimum of 20m should be provided between the activity zone and the nearest dwelling.
6. If it is to be enclosed, it should be by min. 1m high steel fencing, incorporating 2No. self-closing gates.
7. Seating for adults should be provided along with litter bin(s).
8. A sign should be incorporated to indicate the use of the space.

Door Step Play / Local Areas of (LAP)

The public open spaces permeate throughout the development and offer opportunities for informal doorstep play as well as other passive and active recreational activities within these spaces.

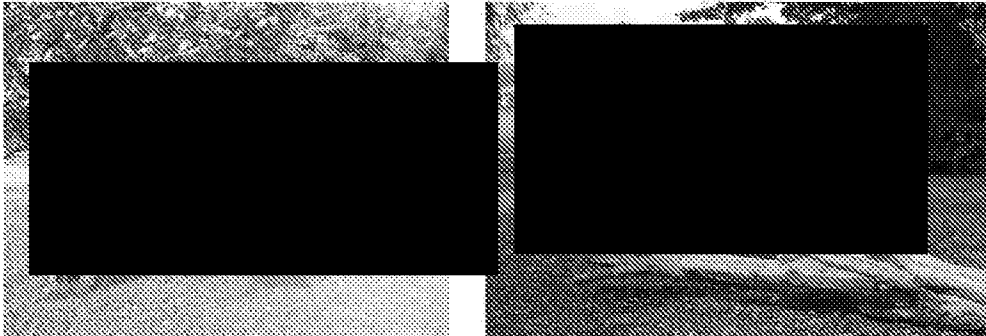
Suggested provision:

- Natural play features like bridges and stepping stones etc.
- Mounding / landform
- Boulders
- 1No. bench and bin per station
- Feature trees



Open Space & Informal play around the site

The remaining areas of open space on site, predominantly laid-out as a combination of short-mown and longer meadow grassland, provides an opportunity for a wide-range of informal and natural recreational opportunities like football kick-about, picnics, kite flying etc. within the residential context, which can provide an engaging range of play opportunities for predominantly younger children, that contrasts with the more formal provision providing in the designated equipped play area. This will include for an informal circular walking route around the site.



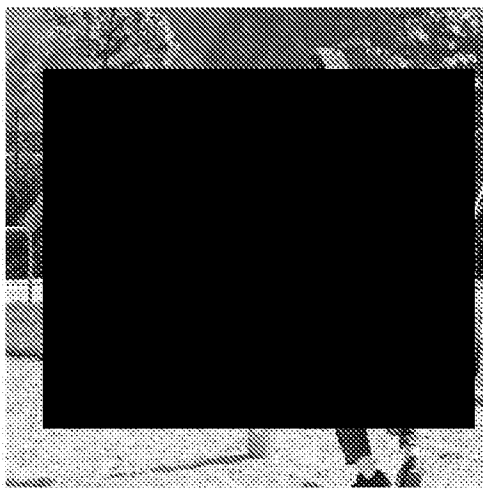
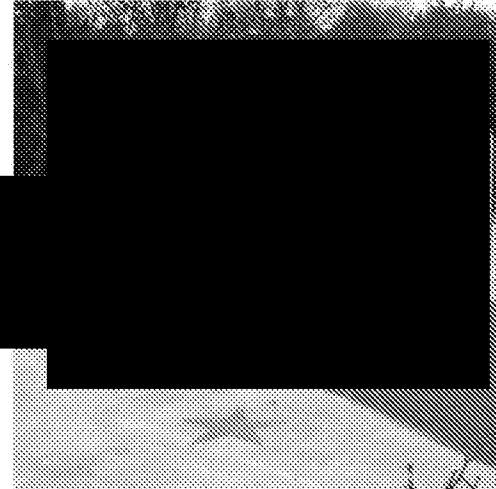
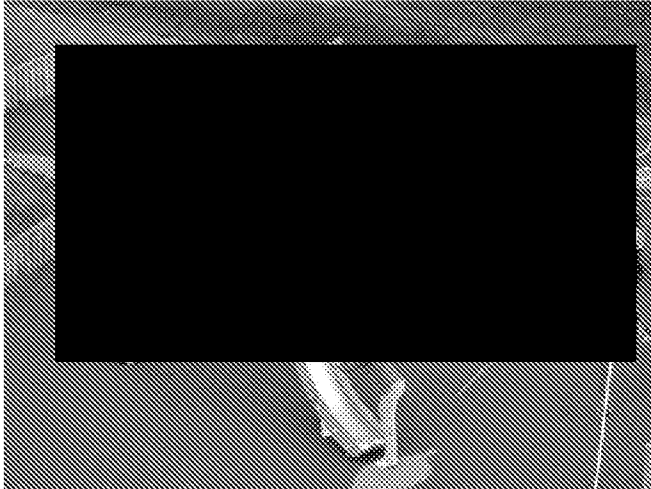
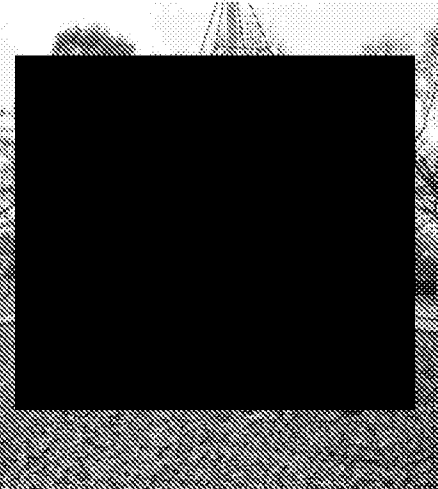
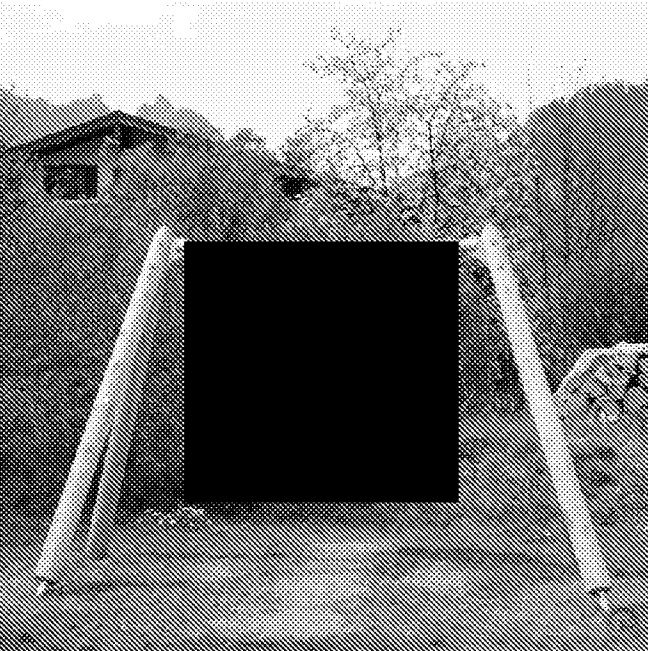
Enhanced Locally Equipped Area of Play (ELEAP)

An equipped play area (approx. 475m² activity zone), containing equipment to provide minimum 9 play will be designed that will cater predominantly for young children (approximately aged 4-12), with some provision for younger children. The play area will be centrally located within close proximity to most of the dwellings and will provide a focal feature which will be knitted into the fabric of the development.

The design of the space will take a cue from its surroundings and will be a combination of traditional equipment, using both natural and composite components, with an emphasis on tall elements to provide a visual landmark. Due to it's proximity to roads, the play area will be fenced using bow top railing and will have a minimum 20m buffer from all surrounding dwellings..

Suggested play provision:

- Combination play units offering climbing and sliding opportunities for a range of age groups;
- Climbing zones and nets;
- Rotating elements;
- Rotating dual swing;
- Safer surfacing to be recycled rubber mulch set in muted colours.
- Trim trail equipment
- Agility climbing nets
- Toddler see-saw
- Natural play features



LEGEND			
	ENHANCED LEAP	~ 475m² activity zone each in accordance with 'Fields in Trust' guidance and CBC Adopted SPD 'Provision of Open Space, Sport & Recreation Facilities, 2008'	
	LEAP Buffer Zone	~ 20m in accordance with 'Fields in Trust' guidance	
	LEAP Walking Isochrome	~ 240m, equivalent to 5 minutes walk, in accordance with 'Fields in Trust' guidance	
	Informal Doorstep Play / Local Area of Play (LAP)	Located along the 'Greenways'	

Rev	Date	By	Description
Drawing Status			
PRELIMINARY			
CSA environmental			
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT			
t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project	Land North of Seffer Road, Pagham, Bognor Regis		
Title	Play & Recreation Strategy Plan		
Client	Taylor Wimpey UK Ltd		
Scale	NTS @ A1	Drawn	SS
Date	December 2020	Checked	GC
Drawing No.	CSA/2038/123	Rev	-