

PLAY & RECREATION STRATEGY

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

The following play and recreation strategy shows the proposed alternative range of children's play opportunities on site and the coverage provided. It highlights that every proposed dwelling could 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).

This revised approach has been generated in response to comments raised by the general public at the recent public exhibition event, whereby people voiced a preference for a smaller number of larger, more equipped play areas of varied experience, in lieu of a greater number of smaller doorstep play facilities, with limited equipment.

Likewise, the revised strategy also takes on-board recent discussions with the Parish Council who have voiced a clear preference for the proposed MUGA to be replaced with tennis courts to address the local demand.

Objectives:-

- Provide a range of inviting and stimulating play areas for children of all ages.
- Provide a range of play areas that are complimentary to their setting within the site.
- Include numerous 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.
- Designed to comply with relevant European legislation and regulations.

Existing play provision outlined in the s106 agreement from outline planning permission

- 1No. Locally Equipped Areas of Play (LEAP)
- 8No. Local Area of Play (LAP)
- 1No. MUGA

Proposed revised play provision on the site will include:-

- 2No. Locally Equipped Areas of Play (LEAP)
- 2No. hard-surfaced tennis courts
- Informal natural play features around the site

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.

2 Locally Equipped Area of Play (LEAP)

An enhanced locally equipped play area with an 'activity zone' (approx. 400m2), designed predominantly for children aged 8+ yrs, however includes a separated toddler area to cater for young families in the southern half of the development. The play area will provide the main focus for play on site, providing a 'play hub' with both hard-surfaced tennis courts adjacent and potential teenage gathering spaces, in a location suited to such uses, being both appropriate surveyed from neighbouring houses, but at a distance sufficient enough to provide adequate buffers (approx. 20m).

This location allows for a direct link to the existing recreation ground, building on the existing provision there, providing alternative play experiences.

The play provision could include;

- Large multi-tower play unit offering climbing and sliding for older children in wet pour safety surfacing;
- Climbing zones and nets
- Rotating dual swing / large tyre swing
- Zip wire



1 Locally Equipped Area of Play (LEAP)

In contrast to the main play area / LEAP in the south of the site, which provides more traditional, formal play experiences, that build upon the existing village play area in the recreation ground and provides for older children, close to the existing settlement, an opportunity exists in the north of the site to provide a more 'natural' play area, appropriate to the settlement-edge location.

Centered around natural play features and wooden equipment, the LEAP / play area will be 400m2 and offers the opportunity to provide a different play experience to that found elsewhere in the village and encourage fitness and active use amongst young children on site.

The play provision could include;

- Trim trail equipment
- Agility climbing nets
- Toddler see-saw
- Natural play features



Informal play around the site

The remaining open space around the site provides an opportunity for informal, natural play set 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 areas.



LEGEND

- LEAP -400m2
- 20m buffer to LEAP
- 400m walking isochrone (240m straight line distance)
- Informal doorstep play features



Open Space

The remaining areas of open space on site, predominantly laid-out as short-mown grassland, can provide for a wide-range of informal recreational opportunities like football kick-about, picnics, kite flying etc. This will include for an informal circular walking route around the site.

Additionally, community facilities like an orchard and allotments are being provided to supplement the recreational offer on the site.



EXISTING PLAY AREA

Existing play area

A play area already exists in short walking distance of the site on the existing recreation ground and provides a range of current play experiences.

The aim will be to provide a range of play areas on site that compliment and enhance the village provision, providing alternative play experiences to that currently available.



A	11.02.19	AM	Site Layout updated as context																				
Rev	Date	By	Description																				
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT f e w 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk ProjectLand east of Tye Lane, Walberton <tr><td colspan="2">Title</td><td colspan="2">Revised Play & Recreation Strategy</td></tr><tr><td colspan="2">Client</td><td colspan="2">Linden Homes Ltd</td></tr><tr><td colspan="2">Scale</td><td>NTS @ A1</td><td>Drawn LR</td></tr><tr><td colspan="2">Date</td><td>Jan 2019</td><td>Checked GC</td></tr><tr><td colspan="2">Drawing No.</td><td>CSA/3823/115</td><td>Rev A</td></tr>				Title		Revised Play & Recreation Strategy		Client		Linden Homes Ltd		Scale		NTS @ A1	Drawn LR	Date		Jan 2019	Checked GC	Drawing No.		CSA/3823/115	Rev A
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