

# Planning application response



*Making Aylesbury Vale the best possible place to live and work*

<b>To:</b>	Miss Clare Gray
<b>From:</b>	Joe Houston
<b>Site:</b>	Land Off College Road South Aston Clinton Buckinghamshire
<b>Detail:</b>	Outline application with access to be considered and all other matters reserved for the erection of up to 85 dwellings
<b>Application number:</b>	16/02752/AOP
<b>Date received:</b>	05/10/2016

## Joe Houston – Recreation – 26/10/2016

An off-site financial contribution in lieu of on-site sport and leisure facilities would be appropriate in this case and be dependant upon the number of bedrooms per dwelling, as per the following table.

	Financial Contribution	Residents per Dwelling	Outdoor Play Space Sq.m. per Resident
1 Bed	£ 1,375	1.00	24.7
2 Bed	£ 2,475	1.80	44.46
3 Bed	£ 3,300	2.40	59.28
4+ Bed	£ 4,812	3.50	86.45

There is also a requirement for the development to provide the minimum amount of Outdoor Play Space (OPS) as per the above table and a Local Area for Play (LEAP) on-site. Due to this on-site provision, the financial contribution will be reduced in accordance with our Ready Reckoner.

I am currently in discussions with Aston Clinton Parish Council regarding an appropriate sport/leisure project/s to assign the contribution towards.

For further information regarding on/off site facilities and off-site financial contributions, see our Supplementary Planning Guidance for Sport and Leisure Facilities and its companion document the Ready Reckoner: <http://www.aylesburyvaledc.gov.uk/leisure-audits>

The developer should also be aware that a bond, currently £478,110 per hectare, will be required to ensure the delivery of the open space scheme, and a commuted sum (currently £58,800 per hectare) and additional commuted sum (as per AVDC - Good Practice Guide) will be required towards the open space schemes future maintenance, should the open space scheme be transferred to Aston Clinton Parish Council.

The LEAP must adhere to the following AVDC requirements, which includes its minimum buffer distance from dwellings (LEAP 20m), minimum buffer distance from residential boundaries (LEAP 10m) as well as it scoring a minimum of 'Good' against RoSPA's play value assessment for its intended age range i.e. 2 - 12 (toddler & junior).

## **AYLESBURY VALE DISTRICT COUNCIL**

### **Equipped Play Facilities**

#### **1.0 Provision**

- 1.1 Aylesbury Vale District Council acknowledges the importance of providing children and young people with safe, interesting and accessible outdoor play areas. Equipped play facilities should provide a variety of safe and challenging play opportunities for all ages and abilities.
- 1.2 The Council has used the Fields in Trust's (FiT) publication 'Planning and Design for Outdoor Sport and Play' (2008) as the basis for calculating the size of areas required. The extent and location of these areas may be adapted to fit within site or design restrictions.
- 1.3 Developers should consider all provision at an early stage as it may be appropriate to integrate smaller areas into a single large space with no detriment to the overall size of play area provided.
- 1.4 No Local Areas for Play (LAPs) should be included in any development due to the limited age range and play value these areas provide. LAP's should be included within Local Equipped Areas for Play (LEAPs) that are designed for 2 to 12 year olds.
- 1.5 Where more than one play area is required by the FiT standard then different equipment and features should be provided in each area to increase the play value across a development.

#### **2.0 Standards**

- 2.1 Developers should refer to and comply with the following standards<sup>1</sup> in order to ensure play areas are of sufficient quality, accessibility, and safety:
  - BS EN 1176 Playground Equipment Standard
  - BS EN 1177 Impact Absorbing Playground Surfacing: Safety Requirements and Test Methods
  - Disability Discrimination Act 1995
  - Environmental Protection Act 1996
- 2.2 Developers should obtain written confirmation of compliance from the supplier or manufacturer of the play equipment and/or surfacing along with copies of test results, (note that BSI kite mark or a TuV mark does not guarantee compliance with EN1176).
- 2.3 The Disability Discrimination Act 1995 requires access to public play areas not to discriminate against disabled people. The developer should ensure that play area designs take into consideration the needs of the disabled, both as users and carers/guardians who may themselves be disabled although their children are not.
- 2.4 The Environmental Protection Act 1996 relates in this context to the control and removal of litter (including dog fouling). The developer shall ensure that provision of bins is adequate with reasonable access for maintenance.

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<sup>1</sup> See <http://www.rospa.com/leisuresafety/adviceandinformation/playsafety/en1176-playground-equipment-standard.aspx>

### **3.0 Design principles**

3.1 The following publications/requirements should be adhered to:

- Open Space Provision 'saved' policies of the Aylesbury Vale District Local Plan<sup>2</sup>.
- FiT publication 'Planning and Design for Outdoor Sport and Play'<sup>3</sup>
- Play England publication 'Design for Play: A guide to creating successful play spaces'<sup>4</sup>

3.2 Developers should ensure that designs and the actual built play spaces achieve a minimum rating of 'Good' against all criteria measured in RoSPA's 'Play Value Assessment'. This includes both Local and Neighbourhood Equipped Areas for Play.

3.3 The developer should obtain a copy of the RoSPA 'Plan Check/Design Review' report which demonstrates that designs meet the above requirements. Contact RoSPA's Liz Cheshire (Director RoSPA Play safety Ltd. Tel: 01367 244 600 Email: [echeshire@rospaplaysafety.co.uk](mailto:echeshire@rospaplaysafety.co.uk)).

### **4.0 Location & siting**

4.1 The play area(s) should be integral to the housing development so the importance of play in community life is acknowledged and informal supervision is allowed for.

4.2 Easy walking routes for a child living within the housing development and with no intervening major roads on route should be provided.

4.3 Footpaths should be integral of any network of footpaths and constructed to adoptable standard, this includes pathways within the play area itself.

4.4 Careful consideration should be given to play area location and design so any risk of nuisance (perceived or other wise) is not experienced by residents and/or users of other facilities.

4.5 Location under or near electrical transmission lines should be avoided.

4.6 Sites should be easily accessible for maintenance and emergency vehicles.

### **5.0 Enclosures**

5.1 Play areas should not be fenced unless there is a hazard such as a busy main road or deep water course nearby or if recommended by RoSPA. This current stance is taken from Play England and noted in their publications 'Design for Play: A guide to creating successful play spaces' & 'Managing Risk in Play Provision: Implementation guide'.

5.2 If an area is to be fenced then sufficiently robust systems meeting BS EN1176 shall be used. The details of which should be included on designs that are RoSPA assessed, see paragraph 3.3.

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<sup>2</sup> See <http://www.aylesburyvaledc.gov.uk/planning-policy/adopted-aylesbury-vale-district-local-plan/>

<sup>3</sup> See [http://www.fieldsintrust.org/Product\\_Detail.aspx?productid=dc291578-50c5-49c5-b0d7-3c376db6b801](http://www.fieldsintrust.org/Product_Detail.aspx?productid=dc291578-50c5-49c5-b0d7-3c376db6b801)

<sup>4</sup> See <http://www.playengland.org.uk/resources/design-for-play.aspx>

- 5.3 Gates of any fenced areas should also meet BS EN 1176 and a minimum of 2 DDA compliant pedestrian gates should be provided as well as a minimum of 1 gate (vehicle width) for maintenance access.

## **6.0 Access, pathways, and surfacing.**

- 6.1 All access points and pathways should be DDA compliant.
- 6.2 Path surfaces shall be smooth and firm with gradual gradients that provide easy access in most weather and ground conditions.
- 6.3 Paths should lead to each access point and directly link to the safety surfacing associated with each piece of play equipment as well as surfaced areas for seating and other site furniture.
- 6.4 The extent of safety surfacing may be limited to the requirements for each piece of equipment or cover the entire play area. Where surfacing is limited to each piece of equipment then there should be a DDA compliant link between the surfaced areas either via paths or an extension of the safety surfacing material.
- 6.5 The type of safety surfacing should be complimentary to the play area and the overall housing development.

## **7.0 Planting**

- 7.1 Tree, hedge, and shrub planting should be provided as appropriate and set out to ensure views in and out of the play area are maintained.
- 7.2 Poisonous or plants with thorns etc. should not be used.
- 7.3 Fruit bearing trees or plants should be planted clear of play equipment and/or surfacing.
- 7.4 Trees should be carefully selected to be appropriate in scale and character of surroundings.

## **8.0 Play equipment & associated items**

- 8.1 A good range of play equipment should be provided to cater for and not limited to the following play experiences; swinging, rocking, sliding, rotating/spinning, climbing & clambering, balancing, agility, imaginary play.
- 8.2 Equipment should allow for group play as opposed to solitary play i.e. avoid single user equipment and cater for a broad age range of children of all abilities.
- 8.3 Signage should be included at egress points to welcome and inform users about the area. It should state that no dogs are allowed and include who should be contacted regarding management of the play area.
- 8.4 Consideration should be given to seating specifically for children, this may be integral to play equipment.
- 8.5 Seating with both back and arm rests should be included for parents/carers.

- 8.6 Other site furniture should be selected to be integral with the overall design. This may include; minimum 2 litter bins with lockable liners located near egress points (e.g. Marshalls Ollerton Festival 90 litre or similar), cycle racks, signage etc.

**Community Spaces Team**