



## **HALTON PARISH COUNCIL**

### **Our Vision for the Future - Sports Fields and Open Green Spaces**

#### **Executive Summary**

1. Halton Parish Council wishes to preserve a sustainable sports field complex which will enhance the 'larger' Halton as well as offering sports facilities to the wider community including Service personnel and their families. To achieve this we would like to acquire the following sports fields and facilities:
  - a. The playing field between the Nuffield Pavilion and Halton Lane and the playing field alongside it on the other side of Clayfield Lane (or part thereof). Identified as part of any Section 106 agreement.
  - b. The playing field called the Sports Arena between Halton Lane and High Moors. To address the missing green infrastructure, which should have been provided when the MOD disposed of the village and subsequent land disposals.
  - c. Provision of childrens' play grounds. To address the lack of provision of a suitable playground for the current community and planning for the future housing development.
  - d. We would like to purchase the cricket pitch now, before the new development starts so that we have an open green space for our existing community. The purchase would be financed by seeking grant funding.
  - e. The provision of the Nuffield Pavilion as our Community Centre and Sports Centre, identified as part of any Section 106 agreement, with the all-weather hockey pitch and flood lights.
2. The intent is that the Parish Council would own these assets and operate them on behalf of Halton and the wider community, building on the RAF's legacy of providing outstanding sports facilities to their personnel and local clubs. This approach will help both the local community and the DIO which has to dispose of these facilities. The sports grounds sit within the metropolitan green belt, and are adjacent to the Chilterns Area of Outstanding Natural Beauty (AONB). The Parish Council has conducted a business case at Annex A, to ensure that we will have the financial capability to deliver a sustainable plan.

#### **Introduction**

3. Halton Parish Council wants the development of the RAF Halton estate to be a success. Creating a thriving community that fits in with its setting, aligned with historical influences, has great design and resilience for the future and is ultimately a place that people aspire to live and work. This paper only focuses on the Phase 1 disposal of RAF Halton and does not address any of the land that will be disposed of in Phase 2. It also assumes that the Service Families Married

Quarters (FMQs) within the Parish will be retained by the MOD for personnel working at Air Command, RAF High Wycombe.

4. We have the opportunity to make a lasting statement and make a lasting memorial to what the RAF has given us. This means we need to get several things right:

a. Giving the new buildings stunning design which reflect the local themes (Rothschild and Chiltern) and recognises the climate change requirements to make them fit for the future - great homes.

b. The infrastructure (schools, shops, parks, playing fields, etc.) to support the whole community, which needs to be planned and be in place when complete – a well-designed sense of place.

c. The heritage is protected and where possible displayed so we can all identify with those historic roots while looking to the future - a sense of identity.

d. The green environment and ecology is nurtured and protected.

e. Transport links work for the whole range of the community, from the young people who can walk to school, to those who have to commute, to family shopping, to visits to the health centre – connected.

f. An integrated approach as envisaged in the Aylesbury Garden Village vision seems to be a major part of the solution.

5. In context we are looking at a 1000 homes in the beautiful setting of the Chilterns. While the heritage buildings will be renewed and reused, others will be new builds and they need to be of sufficient quality of design and built to enhance what is already there.

### **Public Open Spaces**

6. Public open space such as sports facilities, parks and gardens or areas of amenity greenspace are recognised as being important to the quality of people's lives and to the achievement of sustainable communities. They contribute to the general well-being of the community in respect of providing for sport and recreation, encouraging physical activity and the associated health benefits that come with this. These areas encourage enjoyment of the natural environment whilst contributing to biodiversity, the conservation of nature and landscape, air quality and the protection of groundwater.

7. Planning policy both local and national seeks to protect and enhance the quantitative and qualitative provision of open space to meet the needs of current and future generations. Halton Parish Council made representation to the Planning Inspector during the Vale of Aylesbury Plan (VALP) hearings, regarding the playing fields and sports fields, which are currently used by local clubs that cover a wider area than just Halton. According to the Local Planning Inspector these should be preserved if possible. The constraints on this land are that they are not only sports fields but they are also located in the green belt abutting the boundary of the Chiltern AONB.

8. The National Playing Field Association (NPF), now Fields in Trust (FIT) defines playing

space as, “Space which is available for sport, active recreation or children’s play, which is of suitable size and nature for its intended purpose and safely accessible and available to the general public.” FIT (2016) states that ‘in promoting healthy communities, access to high quality open spaces can make an important contribution to health and wellbeing. Such open spaces should not be built on unless any loss is appropriately replaced or outweighed by new provision.’ The Covid 19 pandemic and associated lockdowns with needs for social distancing has highlighted the need for such areas to protect both physical and mental health.

## **Our Vision**

9. We want to preserve a sustainable sports field complex which will enhance the ‘larger’ Halton as well as offering an area wide sports facility, with a Community and Sports Centre at the heart of it. See Map and Satellite image at Page 5. This is building on the position that RAF Halton has taken in allowing the wider community to use the sports facilities, where it worked for both parties. We would like to help the DIO meet the objective of preserving what sports fields they can, within a sustainable approach which will benefit both the local community going forward and the DIO. Therefore to achieve this we would like to acquire the following sports fields and facilities:

10. **The provision of the Nuffield Pavilion with the all-weather hockey pitch and flood lights.** The intent is that the Sports centre/Nuffield Pavilion once acquired is extended to convert it into a Community and Sports centre at the heart of the future (larger) village. It will need to house the Parish Office and to access the Community Rooms; (bar, café etc. on the first floor), it will require installation of a lift to meet The Equality Act 2010 and Disability Discrimination Act 1995. More office and storage space and upgraded connections to main services may be required. The current DIO plans have provision for a newly built Community Centre near the proposed retail area (near the B4009). Rather than go for a new build, the Parish Council would like to re-purpose the Nuffield Pavilion. It is located near the centre of the community and with its viewing balconies on the first floor and changing rooms on the ground floor, both the sports and community interest would be served. As the AstroTurf hockey pitch is designed to be viewed from the Pavilion and is used extensively by local hockey clubs, the Parish Council would like to take over the running of it and the supporting floodlights. The Nuffield Pavilion would be within walking distance to any local store and pharmacy sited near the B4009, so would be part of a sustainable hub for the whole community.

11. **Car Parking.** The Nuffield Pavilion also has a car park with ample parking for visitors to the village, (there is currently no parking provision in the old village for visitors).

12. **The playing field between the Nuffield Pavilion and Halton lane - 7 acres. The playing field alongside it on the other side of Clayfield Road - 6.5 acres (or part thereof).** The main public open spaces could be fulfilled by the sports fields next to the Nuffield Pavilion and the playing field alongside Clayfield Road. We would hope to gain these public spaces through section 106 agreement, we have calculated our entitlement based on the Fields in Trust ‘benchmark’ standards see Appendix 1 and The Milton Keynes Contribution Rates at Appendix 2.

13. **Neighbourhood Equipped Area for Play (NEAP).** The field on the other side of Clayfield Road would need to house the (NEAP), which would be located close to the proposed Sports and Community centre - Nuffield Pavilion. It will be central to the newly built houses on the Old Workshops site, the Old Village and Moor Park. Historically when the MOD disposed of Halton

Village and subsequent parcels of land, there has never been any provision for a children's play area, currently residents have to visit Wendover Woods or Wendover.

14. There will also be a requirement for two open green spaces with play areas on the main RAF Halton site, possibly one on the Henderson site and the other near the Maitland site. Each with a Local Equipped Area for Play (LEAP). This would require a minimum of 1.75 acres each. In addition to that there would be a requirement for 3 children's equipped informal play areas. Our calculations of playground provision are based on the Fields in Trust 'benchmark' standards, Appendix 1, The Milton Keynes Contribution Rates at Appendix 2 and Guidance from Russell Play at Appendix 3.

15. **Sports Arena 5.0 acres.** Looking at the current missing open green spaces for our existing community we should have 5.5 acres which could be met by the Sports Arena. Given that the MOD has kept all the infrastructure from the site, but disposed of houses and land for development piecemeal the requirement to provide the right level of infrastructure has been avoided. We raised the issue of missing infrastructure with the Deputy Prime Minister in February 2017, and were assured that it would be addressed during the planning phase. The release of this playing field would meet that need.

16. **The cricket ground 7.5 acres.** The lockdown periods during the Covid pandemic highlighted our lack of green infrastructure. We had no open green spaces that the community could use in a safe socially distanced manner, the only areas for walking other than along the narrow canal footpath was the tarmacked pavements of Halton. Only those fit enough could climb the steep footpath to Wendover Woods. During the first lockdown we wrote to the Station Commander highlighting this issue, and Group Captain Startup graciously allowed us to use the cricket pitch when it is not being used by film companies. This gesture was very well received by our residents and became a popular area to exercise on the flat. We would like to purchase the cricket pitch now, before the new development starts so that we have an open green space for our existing community.

17. The purchase would be financed by seeking grant funding from the Community Ownership Fund, HS2 Fund, Lottery funding, Buckinghamshire County Council and a contribution from the local community. By addressing this now it will give us the time to gather the support and funding.

## **Benefits**

18. Overall, the achievement of our vision would give us a portfolio of open spaces and playing fields to bring together our new and existing communities; delivering a vibrant and healthy place to live. We are also very keen to build on RAF Halton's ethos and legacy as a Home for Sport, by continuing to make the excellent facilities available to local sports clubs and Service personnel.

a. **Benefits to the DIO:**

Protects some of the existing sports fields from being lost for ever maintaining a sense of openness.

Provision of sports fields and open spaces for the Service families living in FMQs.

Provision of sports facilities and open spaces for Service sports clubs based at High Wycombe.

Re-purpose of the Nuffield Pavilion as a Community and Sports Centre at the heart of the community.

Facilitates the future use of the green belt on a sustainable basis without requiring any future MOD funding.

Increased land value and revenue to HM Government. It will enhance the land values of the residential development of the RAF estate above and beyond that which could be usually expected, and in so doing enable a sense of place for the new and existing community.

b. Benefits to the Local Community:

Protects the existing sports and leisure infrastructure to benefit both the local and wider communities. Many of these facilities are used today helping local social, sports and Service clubs.

Provision of Playgrounds/Play areas for children and young people.

Provide the local community with accessible playing fields and a village green – so community activities can be encouraged such as a Halton Fete.

Ensure that proper infrastructure is put in place to support the development of a sports enterprise and the overall development.

### **Long Term Sustainability**

19. It is our belief that community assets should be owned and operated by and for the benefit of the local community, in this case Halton Parish Council. This is a normal activity for many of the Parish Councils that surround Halton. The full report on the financial viability of this plan is at Annex A. The following precis provides an overview:

a. Our income will rise from £33,000 p.a. To over £140,000 p.a. over a 10 year period. Homes rising from 288 (per 2011 Census) to 1288.

b. Taking a controlled approach to our expenses during the 10 year development phase and recognising a lot of our costs will not move in line with house numbers, results in a significant balance of £50,000 developing by the end of the development phase.

c. Quotations for cutting the grass of the 4 fields at today's rates shows an annual charge for grass cutting of £15,000, taking into account the cost of additional tree work, we will still have a satisfactory buffer.

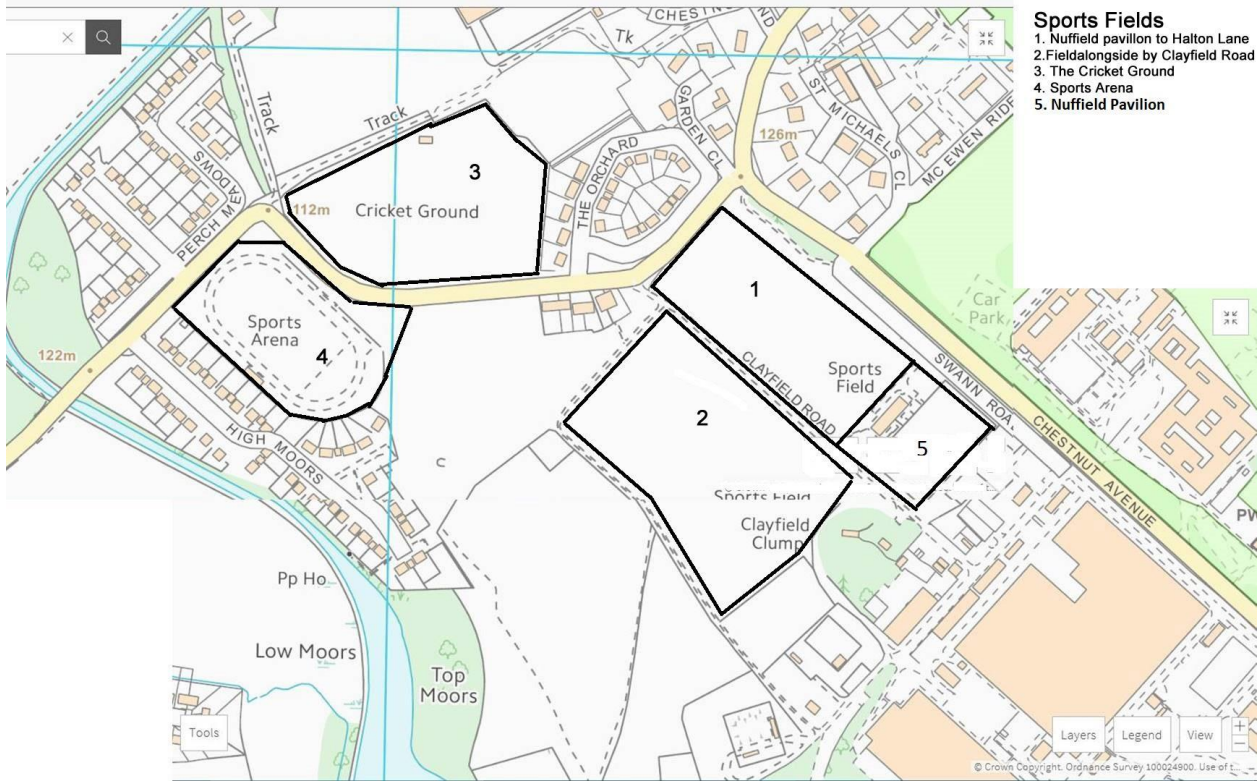
d. Assuming most of the sports fields transfer to Halton Parish Council when RAF Halton closes, their maintenance costs will be absorbed when the financial strength of the Parish Council has grown driven by an additional 400 homes (Year 4).

e. Although there are several 'known unknowns' the financial cost of them will not erode the financial buffer we will enjoy at the end of development phase.

f. One of the 'known unknowns' is the income that the sports fields generate for the MOD, which would be used by the Parish Council in the future to maintain and develop the facilities.

**Annex A:** Halton Parish Council Strategic Overview of HPC Financial Position – Post RAF Closure

## Halton Map of Sports Fields



## Halton Sports Fields Satellite Image



## Appendix 1 Fields in Trust Standards

### 1. How many sports fields and Open Green Space should there be?

Fields in Trust provide a benchmark on what is an appropriate amount of public open space, and this is very similar to the section 106 formula used by many councils to express the requirement.

#### Fields in Trust 'benchmark' standards applied to Halton

Type	Standard	Current Need	Development	Total
Population		935	2500-3000	3435-3935
Outdoor Sport including Playing Pitches	1.6 Hectares/1000	1.50 H	4.0 - 4.8 9.9 - 11.9 Acres	5.6 - 6.3
Children's Equipped Play space	0.25 Hectares/1,000	0.25	0.63 - 0.75	0.86 - 0.98
Children's Informal Space	0.55 Hectares/1,000	0.51	1.38 - 1.65	1.89 - 2.16
Overall - Hectares	2.4 Hectares/1,000	2.24	6.0 - 7.2	8.24 - 9.44
Overall - Acres		5.54	14.83 - 17.78	20.36 - 23.33

2. The minimum standard for open space provision is therefore 24 m<sup>2</sup> per person. The expected occupancy of dwellings is estimated based on the current average household size of between 2.5 planning assumption and Halton 3.0 persons per dwelling would lead to between 60 - 72 M<sup>2</sup> per dwelling to meet the requirement. The above table splits this requirement between what the current community should have and what the new development would normally contribute assuming the infrastructure is already in place for the existing houses. These standards do vary slightly between areas and council. See Appendix 2 for Milton Keynes for another example.

3. Important as well is the distance these facilities are from the housing. For example AVDC standard Public Open spaces for a development between 1000 and 3000 houses is a main open space of approximately 4 - 8 hectares providing amenity and natural areas with 50% non-sports space. Halton will be at the lower end of this range. Out of this allowance local open space of a minimum 0.25 hectares (0.6 acre) in areas of housing more than 300-400m from main open spaces. In Halton's case we would need 2 small areas on the main site - one near Henderson and one near Maitland. This means we can expect s106 for the 1000 homes to provide 3.5 hectares (8.6 acres) of main open space to the old workshops site, with two smaller areas of 0.25 hectares on the main site. The Parish Council's preference for our main open space is the fields in front of the Nuffield Pavilion and adjacent to Clayfield Road, running down to Halton Lane.

4. Although the Service FMQs have play parks, there is no provision for the current residents of Halton Village. In terms of an equipped play area the expectation is provision of a NEAP level equipped play area on the main open space. Play areas must cater for the whole spectrum of the users of that play area, but targeted at ages 4-14, and will be dominant on developments of 100 homes plus, and landscaped for stimulating play. In addition there must be LEAP provision for houses more than 300m - 400m from the main open space. We have not considered the play areas situated within the FMQs owned by Annington Homes. Should the MOD not require the

FMQs at a future date, then ownership of the play areas will become unclear and will require clarification. See Appendix 3 for more information and guidance on play areas.

5. The FIT guidelines would suggest that open public spaces should be between 4.0 - 4.8 Hectares or 9.9 - 11.9 Acres. In addition to that we should add children's equipped and informal play areas, we assess the requirement as 3 equipped children's play areas - one within the main public open space (Nuffield/Clayfield) and two on the main site near Henderson and Maitland. These would be 0.25 Hectares each or 0.62 acres each.

6. In addition we need to split up the informal children's play areas in total at 1.38-1.65 hectares. Given the main open space will have a NEAP play area for older children it will require more space - A split such as 0.45 hectares with the two local play areas on the Henderson and Maitland sites and between 0.48 and 0.75 hectares at the Nuffield/Clayfield Road main public open space. This would result in the following:

- a. Main public space - 4.73 - 5.8 hectares or 10.6 - 14.3 Acres
- b. Play area Henderson - .7 hectares or 1.73 Acres
- c. Play area Maitland - .7 hectares or 1.73 acres

7. To double check this the AVDC criteria was 24.7m<sup>2</sup> requirement for each resident for open spaces including play areas. If the housing population ratio was similar to the existing Halton ratio of 3 it would give a requirement of:

- a. Total residents 3000 x 24.7m<sup>2</sup> = 74,100m<sup>2</sup> = 7.41 hectares or 18.3 acres
- b. If a planning ratio of 2.5 is used it would give us  
Total residents 2500 x 24.7m<sup>2</sup> = 61,750m<sup>2</sup> = 6.17 hectares or 15.26 acres

8. This difference is driven by the type of housing units being built/remodelled and number of bedrooms added. Given they will be remodelling the listed Henderson Barracks into apartments the planning ratio of 2.5 people per dwelling may be closer to the actual number of people that finally move in. Note the FIT standard and AVDC criteria are very similar.

9. The Main public open spaces sized as above could be fulfilled by:
- a. The field from Nuffield Pavilion to Halton Lane 7 acres approx.
  - b. The sports field along Clayfield Road - 8.7 acres approx. or at least 6.5 acres.

These are the most central of the playing fields and represent the least walking distance from the new homes and the current village.



## Appendix 2

### Milton Keynes Contribution rates

These are quite out of date however they are detailed along with a worked example. It is difficult to obtain more up to date numbers because they are the subject of some negotiation and are probably classed as commercial sensitive. However directionally it will indicate the size of part of the s106 funds

In simple terms for the various elements they identify the standard requirement for each individual and apply this to the number of people in the new development. This requirement is calculated for each category of sports and leisure item and then costed using the cost of precalculated cost of delivering it. The total result is the value of s106 for Sports and Leisure before any negotiations.

If we apply this to Halton's situation of 1000 dwellings with 2500 people then we would get the following result:

Category of open Space	Number of Persons	Standard Sq M	Requirement Sq M	Provision rate £ Per Sq M	Contribution
Playing Fields	2500	15	37,500	14.03	526,125
Local Play	2500	3.5	8750	90	787,500
Neighbourhood Play	2500	6	15000	50	750,000
Community Hall	2500	0.061	152.5	1520	231,800
Local Parks	2500	4	10000	10	100,000
District Parks	2500	8	20000	10	200,000
Swimming Pools	2500	0.00772	19.3	16424	31,698
Sports Halls	2500	0.03928	98.2	1187	116,563
Allotments	2500	2.5	6250	15	93,750
				Total	2,837,436

While these cost numbers are out of date they are indicative of the need for infrastructure.

## **APPENDIX 3 - Play Areas - Considerations and Guidance**

### **From Russell-Play (playground design consultants)**

Children's play areas should be:

- Appropriate to the needs of the local community
- Accessible for every child within the appropriate walking time for LAPs, LEAPs and NEAPs
- Accessible without having to cross main roads, railways or waterways
- Sited in open, welcoming locations
- Separated from areas of major vehicle movements and accessible directly from pedestrian routes
- Sited on land of natural topography or on land capable of being landscaped for the type of play experiences intended
  - Designed in accordance with the requirements of the Disability Discrimination Act, 1995
  - Designed so that any high climbing structures are as far as possible from nearby dwellings and any potential visual intrusion is minimised
    - Integrated, as far as possible, with other open spaces and areas of amenity planting to provide separation from nearby dwellings
  - Visible from nearby dwellings or well used pedestrian routes
  - Accessible by footpaths with a firm surface
  - Surfaced in a manner fitting to the intensity of use
  - Provided with seating for accompanying adults, carers and siblings
    - Designed to provide a stimulating and challenging play experience that may include equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities.
    - Designed, manufactured, installed and maintained in accordance with European Standards EN1176 and EN1177 in respect of any play equipment provided.
    - All equipped play areas should be subject to an independent post-installation inspection; details of certificated inspectors can be obtained from the Register of Playground Inspectors International (RPPI)
  - Designed with appropriate physical features on the perimeter to enable recognition as a play area. The Play England 'Quality Assessment Tool' provides further helpful advice and recommendations. This tool takes a different approach to provision (based on Doorstep, Local and Neighbourhood Areas for Play but though the words used are different there are many common features).

### **LEAP - Local equipped area for play**

The 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. Experience has indicated that to provide equipped LEAPs within 5 minutes' walk of all houses in a new development can on occasion be impractical and difficult to achieve. An alternative to the LEAP is therefore to provide a Local Landscaped Area for Play. Play features including equipment are an integral part of the LEAP and the attractiveness of such spaces, though it is also important that the space can be used for physical activity and games. LEAPs can be the place for boisterous activity and therefore it is important to give careful consideration to siting. In summary, if a LEAP is properly sited, equipped, overseen and maintained it can meet the needs of children without being a source of nuisance to other residents.

The main characteristics of a LEAP are:

- It is intended primarily for children who are beginning to go out and play independently
- It is within 5 minutes walking time of the child's home
- It is best positioned beside a pedestrian route that is well used
- It occupies a well-drained, reasonably flat site surfaced with grass or a hard surface, together with impact absorbing surfaces beneath and around play equipment or structures as appropriate
- The recommended minimum activity zone is 400 m<sup>2</sup>
- A buffer zone of 10 metres minimum depth normally separates the activity zone and the boundary of the nearest property containing a dwelling. A minimum of 20 metres should normally be provided between the activity zone and the habitable room facade of the nearest dwelling.

Where these minimum distances apply, careful consideration needs to be given to:

- The design of any means of enclosure, planting scheme and/or other physical features on the boundary of the residential property
- The siting of features including equipment within the activity zone, to preclude opportunities for overlooking nearby gardens or dwellings, potential loss of privacy and creation of nuisance.

For high density developments – particularly on brownfield sites – the buffer zone may have to be reduced in order to provide play facilities for the children.

Design is again of key importance:

- The buffer zone includes varied planting to provide a mix of scent, colour and texture
- It is designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, and play with natural materials such as sand and water, or other activities. The number and nature of equipment and structures is a matter for local consultation and decision though provision for a minimum number of six play experiences is recommended
- There is adequate space within the area of the LEAP to allow children to be generally active and play 'chase' type games
- Perimeter fences are generally considered inappropriate though some fencing may be necessary if the site adjoins one or more roads. If the LEAP is enclosed there should be two, self-closing gates on opposite sides of the LEAP. If fencing is used, a height of 1 metre is suggested.
  - Seating for accompanying adults and siblings should be provided, together with one or more litter bins
  - There should be a sign indicating that the area is for children's play and that dogs are not welcome. The name and telephone number of the operator should be provided with an invitation to report any incident or damage to the LEAP or the play equipment. The location of the nearest telephone should also be indicated there may be occasions when it is appropriate to design the LAP and the LEAP adjacent to each other. In these circumstances the buffer zone between the two should be reduced or removed, but the buffer zone around the LAP part of the provision should be that which is appropriate for a LEAP.

### **NEAP - Neighbourhood equipped area for play**

The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well. Located within 15 minutes' walk from home, the NEAP is sufficiently large to enable provision for play opportunities that cannot be provided within a LAP or LEAP. Play equipment is a particularly appropriate form of provision for younger children. As children grow older, towards the latter stages of primary school age, they are looking for different challenges and stimuli. They engage more in wheeled activities and informal ball games, sometimes taken up as formal sport. As they move towards their teenage years, young

people increasingly seek out opportunities to meet friends away from home, looking for places to meet socially.

The NEAP can provide a greater variety of opportunity for both active and passive play. It can provide play equipment, and a hard surface area for ball games, or wheeled activities such as roller skating or cycling. It may provide other facilities such as a ramp for skateboarding, a rebound wall, and a shelter for meeting and socialising. The facilities are linked in the one site because children of different ages and abilities like to take part in a range of activities, as do their siblings. Careful consideration should be given to the location and interaction of the different facilities provided both on site and in relation to the local environment. Consultation is a key ingredient of successful design and community acceptance.

The main characteristics of a NEAP are:

- It is intended primarily for use by older children of relative independence, who have the freedom to range further from home
- It is within 15 minutes' walking time of the child's home
- It is best positioned beside a pedestrian route that is well used
- It occupies a well-drained site, with both grass and hard surfaced areas, together with impact absorbing surfaces beneath and around play equipment or structures as appropriate
- The recommended minimum activity zone is 1000 m<sup>2</sup>, comprising an area for play equipment and structures, and a hard-surfaced area of at least 465 m<sup>2</sup> (the minimum needed to play 5-a-side football)
- A buffer zone of 30 metres minimum depth normally separates the activity zone and the boundary of the nearest property containing a dwelling. A greater distance may be needed where purpose-built skateboarding facilities are required.

Where these minimum distances apply, careful consideration needs to be given to:

- The design of any means of enclosure, planting scheme and/or other physical features on the boundary of the residential property
- The siting of equipment and features within the activity zone, to preclude opportunities for overlooking nearby gardens and dwellings and potential loss of privacy and creation of nuisance
- The buffer zone includes varied planting to provide a mix of scent, colour and texture
- It is designed to provide a stimulating and challenging play experience that may include equipment and other features providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities. The number and nature of equipment and structures is a matter for local consultation and decision, though provision for a minimum number of nine play experiences is recommended
- There is adequate space within the area of the NEAP to allow for children to be generally active and play 'chase' type games
- Perimeter fences are generally considered inappropriate though some fencing may be necessary if the site adjoins one or more roads. If the NEAP is enclosed there should be two self-closing gates on opposite sides of the NEAP. If fencing is used, a height of 1 metre is suggested. Depending on location, there may need to be a barrier limiting the speed of a child entering or leaving the NEAP
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins
- There should be a sign indicating that the area is for children's play and that dogs are not welcome. The name and telephone number of the operator should be provided with an invitation to report any incident or damage to the NEAP and the play equipment. The location of the nearest

telephone should also be indicated

- Convenient and secure parking facilities for bicycles should be provided
- The activity zone of the NEAP counts towards the quantitative element of these recommendations and local standards.