

## Policy for the provision of equipped play areas

### Aim

The overall aim of the policy and strategy for equipped play areas is to promote the provision of good quality, stimulating and easily accessible play areas, appropriately located and distributed throughout the Borough, which are freely available, well maintained and without undue hazards. This will encourage young people to take part in challenging physical activity outdoors, to explore their surroundings and, through interaction with other young people help them develop important social skills.

### Policy context

Standards for the provision of areas for play and recreation have been incorporated into spatial plans for the Borough over a number of years; most recently in the Core Strategy and Development Control Policies of Local Development Framework adopted in February 2008. This provides the following policy context:

Strategic Objective BC2: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the Borough.

Strategic Objective QL1: Provide high quality social, educational, leisure and sports facilities, excellent parks and green spaces, and a full range of cultural opportunities for meeting, worship, entertainment and celebration.

Core Policy CP12 – Protecting and Enhancing Recreational Provision: The Borough Council will seek to maintain and enhance the provision of formal and informal recreation facilities, at appropriate locations, within the Borough including the designation of new local parks and gardens, country parks and other public open spaces.

Core Policy CP16 – Promoting Social Inclusion: In considering proposals for new development, the Borough Council will promote social inclusion through equality of opportunity and equality of access for all to social, educational, health, employment, recreational, green space, community buildings and cultural facilities. Proposals which would maintain or improve local services will therefore be considered favourably, subject to meeting the tests set out in any other relevant policies in this Development Plan Document.

Core Policy CP18 – Providing New Community and Social Facilities in Major New Development: The Borough Council will ensure that new community facilities, including health, education, social, sports and leisure, parks and green spaces, arts and cultural facilities, are developed as an integral part of any proposals for major new residential development in accordance with the requirements identified by the Borough Council and other agencies. Such facilities will be accessible to all sections of the community, and will be secured by a range of funding measures and planning contributions including standard charges and/ or standard formulae where necessary.

Development Control Policy DC39 – Protecting and enhancing open spaces and indoor sports facilities: The change of use, or development for other purposes, of all existing public open space, private outdoor sports grounds, and school playing fields forming part of an educational establishment and

allotments as identified on the Proposals Map will be refused unless it can be demonstrated:

- i) that alternative and improved provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users; and
- ii) the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general

In all cases, account will be taken in determining an application for development of any deficiencies in public open space requirements in the area and the contribution the existing site could make to remedy that deficiency.

Development Control Policy DC40 – Public Open Space for New Residential Developments: For all new residential development across the Borough a minimum of 52 square metres per dwelling of accessible local open space and 30 square metres per dwelling of strategic open space must be provided, unless a commuted sum is accepted. Additional contributions will be sought within the Urban Areas of Chelmsford and South Woodham Ferrers as set out in Appendix D. If the Borough Council accepts commuted sums, the commuted sums will be used to provide additional open space or to improve existing open space. A commuted sum is most likely to be accepted for:

- i) strategic open space in smaller developments of fewer than 30 dwellings, or where for some other reason strategic open space requirements cannot be met within the site; or
- ii) for local and strategic open space in developments of single person households or of dwellings for the elderly (where however some compensating increase in private amenity space may be required); or
- iii) in a town centre location within Chelmsford or South Woodham Ferrers or where it is justified by an outstanding urban design approach based on site constraints and opportunities; and
- iv) for development of fewer than 10 dwellings

Developments should reflect acceptable distance and minimum size criteria for different typologies of open space as defined by PPG17 and help to address any existing deficiencies in open space in the locality of the proposed development. The Open Space Standards are set out at Appendix D to the Core Strategy and Development Control Policies [*and summarised in the following table*].

The Local Development Framework requires that all open space provided should be fully equipped in an appropriate manner as agreed by the Borough Council and laid out at the expense of the developer and where appropriate, dedicated to the Borough Council with suitable provision for ongoing maintenance.

Targets and standards

The spatial targets and standard for play space are based on the open space typology outlined in Planning Policy Guidance [PPG] 17: Planning for Open Space, Sport and Recreation. The method for assessing needs and opportunities is described in a companion guide. The standards embodied in the Local Development Framework, and adapted to reflect the hierarchy of provision set out in the strategy for equipped play areas, are as follows:

<i>Quantity standard [hectares per 1,000 population]</i>	<i>Accessibility standard [travel time or equivalent distance]</i>
<b>0.81ha</b> (8,100m <sup>2</sup> ) Borough-wide split into:	
Equipped play areas & informal ball games areas: <b>0.405ha</b> (4,050m <sup>2</sup> ) split into:	
<p><b>Local play areas:</b> Designed for pre-school and children up to 8 years of age and should contain a variety of static and moving play equipment and seats for accompanying adults. The minimum size of each play area should be 600m<sup>2</sup></p> <p><i>NB this category combines pre-school play areas and infant play areas into one category and designated a 'local play area'</i></p>	Within 400m of any dwelling and accessible without crossing major traffic flows or similar obstructions
<p><b>Neighbourhood play areas:</b> Designed for children up to 12 years of age. The play areas should contain a variety of static and moving play equipment, some more challenging play features for older children, seating and where possible be associated with other recreational facilities, space for ball games etc. The minimum size of each play area should be 2,400m<sup>2</sup></p> <p><i>NB this category was previously defined as a junior play area</i></p>	Within 1,000m of each family dwelling [within 5 to 10 minute walk]
Informal ball games space: defined as being designed for the playing of informal ball games by children of all ages. These should include a basketball station and/or hard surface of 10x10 square metres. The minimum size of each area should be 1ha (10,000m <sup>2</sup> )	Within 400m of any dwelling
Informal Youth Space: <b>0.405ha</b> (4,050m <sup>2</sup> ):	
Defined as being intended to provide for the informal meeting and play of youth. They will initially be laid to grass and contain a youth shelter. Careful consideration should be given to their location in terms of possible noise nuisance. These should a minimum of 1,200m <sup>2</sup>	Within 1,000m of any dwelling

## Rural areas

In rural areas, it is acknowledged that different targets and standards need to be applied, given the character and the more dispersed population of these areas, with adjustments made to the space and catchment criteria.

The policy sets a target to provide at least one equipped play area in each village or significant settlement irrespective of the population served or the distance to be travelled and for that play area to achieve at least a 60% quality benchmark. The villages and significant settlements where this standard is considered to apply are listed below. It is likely that local town and parish councils will be the principal provider of equipped play areas in these locations rather than the Borough Council.

Bicknacre	East Hanningfield
Ford End	Good Easter
Great Waltham	Highwood
Howe Green	Little Baddow
Little Waltham	Margaretting
Pleshey	Ramsden Heath
Rettendon	Roxwell
Runwell	Sandon
South Hanningfield	Stock
West Hanningfield	

For policy purposes, due to their larger concentration and density of population, the villages of Boreham, Broomfield, Danbury, Galleywood, Great Baddow, Great Leighs, Springfield and Writtle can be assessed against the urban standards for equipped play area provision rather than the alternative rural standard.

## Qualitative assessment

The targets which are included in the Local Development Framework generally relate to size, population and catchment criteria. These spatial criteria are to be complemented by a qualitative assessment of equipped play provision including:

- The play value of the equipment provided, including its diversity
- Social factors leading to co-operative and stimulating play
- The provision of inclusive play opportunities
- The opportunity to interact with natural features and the surrounding environment generally
- The security, safety and standard of maintenance afforded to the play area

This quality assessment has been derived from a pilot scheme promoted by Play England and work undertaken by the independent Play Inspection Company. It has been adapted and specifically tailored for Chelmsford and the factors weighted accordingly.

The policy is for all neighbourhood play areas to achieve a quality benchmark of at least 70% and for all local play areas and those serving rural communities to achieve a quality benchmark of at least 60%.

The policy is for equipped play areas to be complemented by a network of multi-use 'games areas' and social meeting spaces, predominantly at or adjacent to neighbourhood sites, suitable for use by older children and providing a link to more formalised sport and physical activities.

## Development plan for equipped play areas

The proposals included in the development plan need to be assigned some degree of priority in order to effectively plan implementation, whilst allowing for opportunities to be taken as they arise. Accordingly proposals for each site will be given a priority based on a simple 'ABC' rating as follows:

PRIORITY A being those proposals meeting major needs and providing a high ratio of benefits to costs, on which immediate action is necessary or appropriate to provide for deficiencies or to take advantage of development opportunities

PRIORITY B being proposals meeting specific needs and providing a good ratio of benefits to cost, to be pursued as soon as possible, but which should not be allowed to prejudice the achievement of Priority A items

PRIORITY C being proposals meeting identified needs but which are less urgent due to a relatively low ratio of benefits to costs and which should be implemented when an opportunity arises that does not prejudice the implementation of A or B priorities

In the following tables:

Sites highlighted yellow are those managed and maintained by Parish Council

Sites highlighted red are those where the play equipment is due to be removed

The Avenues, Swiss Avenue & Rectory Lane / New Street

The Avenues area is bordered by Petersfield in the north, Essex Regiment Way in the east, Broomfield Road in the west and also contains the area north and south of Swiss Avenue.

The area contains three play areas:

- Fifth Avenue (neighbourhood play area) with Springfield Hall Park also offering a neighbourhood play area nearby within 100m
- Fell Christy and Riddiford Drive (local play areas)
- The southern part (near Swiss Avenue) is also served by Admirals Park

Provision in terms of catchment criteria and quality evaluation is good with minor improvements needed as shown below.

The Rectory Lane / New Street area is served by Fell Christy and Fifth Avenue beyond. Travel distance from this area is at the far end of an acceptable range, but scope and opportunity to provide additional play facilities in the Rectory Lane area is very limited.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
	Maximum Score	100	Category			Cost
15	Riddiford Drive	72	Local	C = year 5/6	Repaint /refurbish existing equipment. Replace safety tiles around the swing frame with wetpour. Area to be covered is 3.5m x 7m (24.5sq m). Insert another spring animal and a rotary unit such as a supernova to improve quality score.	£8,347.50
35	Fell Christy	63	Local	C = year 5/6	Minor repainting /refurbishment of existing equipment. Replace two gates with standard monohinge self-closing gates. Replace all footholds on the climbing wall	£1,900.00
42	Fifth Avenue	61	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Minor improvements such as to replace the wobble board and turn gates around	£3,800.00
<b>Total estimated cost</b>						<b>£14,047.50</b>

Beaulieu Park (north east of White Hart Lane)

There are three play areas in Beaulieu Park:

- Boleyn Gardens (neighbourhood play area)
- Braganza Way and Multon Lea (local play areas)

Distance and distribution criteria are all met and quality evaluation is good. Minor improvement action is required in this area as shown below.

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100	Category			
3	Boleyn Gardens	81	Neighbourhood	C = year 5/6	Install a basket swing to widen social play provision	£3,800.00
28	Braganza Way	67	Local	C = year 5/6	This is a comparatively new play area and no additional works are required	£0.00
34	Multon Lea	64	Local	C = year 5/6	No refurbishment required at present as this is a new play area	£0.00
<b>Total estimated cost</b>						<b>£3,800.00</b>

Boreham

There are two play areas in Boreham:

- Boreham Parish Council Recreation Ground (neighbourhood play area)
- The Chase, Boreham Parish Council (local play area)
- Holmans (local play area)

Distribution, catchment and quality evaluation are generally good and no further action is required in this area. (The local play area quality evaluation score at Holmans is 49 points, but this largely due to its limited size and scope. It will be difficult to make improvements as the scope to make changes or add play value is very limited.)

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
72	Holmans	49	Local	C = year 5/6	Repaint /refurbish existing equipment. Provide additional spring animal to improve quality score.	£1,200.00
	Boreham Parish Play Area	70	Neighbourhood	N/A	Managed and maintained by Parish Council	
	The Chase, Boreham	44	Local	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£1,200.00</b>



Broomfield

There are three play areas in Broomfield;

- Broomfield Road Parish Council Recreation Ground (neighbourhood play area)
- Nash Drive and Roselawn Fields (local play areas)

The Broomfield Parish Council play area is well maintained and managed as a neighbourhood play area and provides good provision within appropriate catchment.

The local play areas complement the neighbourhood provision. Nash Drive play area has been subject to some environmental abuse and requires updating in consultation with Broomfield Parish Council. Roselawn Fields is a small play area and could benefit from some additional equipment and play features to improve its play quality score, but due to its size and scope improvements will be small scale.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated Cost
	Maximum Score	100				
92	Nash Drive	42	Local	B = year 3/4	Repaint /refurbish existing equipment. Remove all safety tiles and add 63m sq of wetpour. Remove double slide and replace with a multiplay unit incorporating a double slide. Move bench from in front of gate to back hedge line. Install a new social roundabout and consider adding multi play unit to improve quality score.	£34,400.00
94	Roselawn Fields	41	Local	C = year 5/6	Repaint /refurbish existing equipment. Add two pre-school activity panels to improve play offer.	£1,100.00
	Broomfield Parish Play Area	70	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£35,500.00</b>

Central and 'the Village'

This area is bordered by Parkway to the north, Westway / Waterhouse Lane to the west, New London Road to the east and Widford Road to the south. The area also includes 'the Village' on the former Crompton Factory site.

There are five play areas serving this area:

- Central Park/Bell Meadow (neighbourhood play area) is located in the south eastern part of this area
- Widford Chase, Pearce Manor, Rookes Crescent, Waterhouse Street and Stapleford Close (local play areas)

The area is divided by a number of main roads and the railway line, but despite this, catchment and distance coverage is good. Access to Oaklands Park and Central Park does require use of pedestrian crossings.

Improvements to Stapleford Close, Waterhouse Street, Pearce Manor and Widford Chase are required to update the play equipment offer and to enhance access.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
12	Central Park	74	Neighbourhood	B = year 3/4	Relocate existing play area adjacent to the skateboard ramp. Create a larger footprint and add additional equipment such as an explorer dome	£96,000.00
45	Bell Meadow	59	Neighbourhood	C = year 5/6	Remove existing play area and relocate in Sky Blue Pasture. Install a new infant multiplay unit in conjunction with provision of new bridge between Bell Meadow and Sky Blue	£32,500.00
53	Rookes Crescent	55	Local	B = year 3/4	Repaint /refurbish existing equipment. Add a set of flat swings, a roundabout and install a small assault course (such as Braganza Way) to improve quality score.	£23,000.00
57	Pearce Manor	54	Local	A = year 1/2	Repaint /refurbish existing equipment. Install a new self closing gate to improve access.	£1,200.00
68	Waterhouse Street	50	Local	B = year 3/4	Repaint /refurbish existing equipment. Old fencing needs to be removed and replaced. The infant multiplay needs updating and a rotary item added. Create a tarmac path from the gate in Waterhouse Street to the first piece of play equipment.	£12,350.00

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
77	Stapleford Close	48	Local	B = year 3/4	Repaint /refurbish existing equipment. Install dizzy pole and infant swings to improve quality score.	£4,100.00
84	Widford Chase	45	Local	B = year 3/4	Repaint /refurbish existing equipment. Remove slide and replaced with a multiplay unit such as a Regulus to improve quality score. Tarmac path to play area gate	£19,000.00
<b>Total estimated cost</b>						<b>£188,150.00</b>

Chancellor Park (Chelmer Village East)

The area is located east of Chelmer Village Way and contains the following play areas:

- Brook End Gardens and Eglinton Drive (neighbourhood play areas)
- Cornelius Vale, Harrington Mead and Colyers Reach (local play areas)

Distribution and quality of play provision is good with minor improvements needed in most areas. More substantial refurbishment in Cornelius Vale, Eglinton Drive and Colyers Reach is required.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated Cost
	Maximum Score	100				
14	Brookend Gardens	73	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Add two spring animals and a roundabout providing equipment for younger children commensurate with neighbourhood play area status.	£8,500.00
30	Harrington Mead	66	Local	C = year 5/6	Repaint /refurbish existing equipment. New spindle for roundabout and add activity panels to improve quality score	£5,900.00
31	Cornelius Vale	64	Local	C = year 5/6	Repaint /refurbish existing equipment. Install an infant multiplay unit either in place of the slide or in addition to, to improve quality score	£28,000.00
32	Eglinton Drive	64	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Remove junior multi-play unit and replace with a more challenging piece such as a Velocity Unit or Firestorm. Extend the fence out towards the footpath and also add in a steel multi-swing. Add wetpour with ground graphics to improve quality score	£54,000.00
51	Colyers Reach	56	Local	B = year 3/4	Repaint /refurbish existing equipment. Extend fence line and add an infant multiplay unit, roundabout and activity fun run to improve quality score.	£43,500.00
<b>Total estimated cost</b>						<b>£139,900.00</b>

Chelmer Village (central part)
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The central Chelmer Village area is contained within Chelmer Village Way and Chelmer Road.

There are ten play areas in this location:

- Chelmer Village Green (neighbourhood play area)
- Pillbox Green, Henniker Gate, Inkerpole Place, Bankart Lane, Petrebrook, Dunmore Road, Cusak Road, Menish Way and Beeleigh Link (local play areas)

Distribution of play areas is extensive and overlapping for the most part. It is proposed to remove five play areas as follows:

- Remove Henniker Gate as this area is an unsuitable play location hidden from view and concealed by the industrial estate buffer mound. It does not provide a safe location in terms of personal security. It is also located within the catchment area of Pillbox Green and Bankart Lane, both providing suitable alternatives.
- Dunmore Road could be removed as it is located a short distance away from Petrebrook. As part of this removal proposal, Petrebrook should be updated and refurbished improving play opportunity and diversity.
- Inkerpole Place could be removed as Bankart Lane is nearby with overlapping catchment areas. Inkerpole Place is small and offers limited play value and scope (achieving only 6 out of 23 on the quality evaluation 'equipment features' score).
- Similarly Cusak Road play area could be removed as it falls within the Beeleigh Link catchment perimeter.
- Menish Way is also listed for removal as this 'play area' consists of a widening of an estate footpath, presenting no or very limited play value while presenting a footpath obstruction and hazard. The catchment area of Chelmer Village Way covers this area.

Improvements and updating of play areas extending play scope and diversity are required at Petrebrook and Chelmer Village Green.

The neighbourhood play area at Chelmer Village Green requires substantial renewal, including refurbishment of existing equipment and the addition of substantial new equipment better reflecting its status as the main neighbourhood provision and effectively creating a new play area. These improvements should be undertaken in the context of proposed removals and in consultation with the Parish Council.

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
	Maximum Score		100			Category
27	Bankart Lane	67	Local	B = year 3/4	Repaint /refurbish existing equipment. Add 3 activity panels and roundabout to improve quality score.	£6,200.00
40	Beeleigh Link	61	Local	B = year 3/4	Repaint /refurbish existing equipment. Replace both gates with standard monohinge self-closing gates	£2,600.00
41	Chelmer Village Green	61	Neighbourhood	A = year 1/2	Remove play area B with the cantilever swing completely and extend the fencing to play area A to enlarge it. Remove centre fence and gates to make one play area. Move spring animal and relocate nearer to the infant equipment. Remove all raised play surfaces and replace with wetpour and ground graphics. Remove adult swing frame and add a multi-swing with basket swing. Regrade infant area to level it and cover with wetpour. Repaint /refurbish remaining existing equipment. Add a galaxy or velocity item to the junior section to improve play quality of the play area into a neighbourhood play area.	£142,000.00
49	Pill Box Green	59	Local	B = year 3/4	Repaint /refurbish existing equipment. Remove all safety tiles and replace with wetpour. Add graphics around the multiplay unit. Install a social play roundabout to improve quality score.	£16,250.00
82	Inkerpole Place	45	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£950.00
88	Cusak Road	43	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,100.00
93	Petrebrook	42	Local	B = year 3/4	Replace existing equipment (end of its life) and redesign the site as a local play area site.	£36,000.00
97	Dunmore Road	38	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£950.00
103	Henniker Gate	34	Local	Play area to be removed year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,100.00
113	Menish Way	14	Local	Play area to be removed in year 1/2	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,250.00
<b>Total estimated cost</b>						<b>£208,400.00</b>

Chignall

Chignall Estate is located west of Chignall Road and north of Roxwell Road.

There are two play areas;

- Avon Road (neighbourhood play area)
- Cherwell Drive (local play area)

Catchment coverage is reasonable and best in the northern part of Chignall.

Cherwell Drive play area is located to the side and back of a local garage area, which may be subject to future development. There are concerns about the safety and security of this area, with evidence of regular misuse and antisocial behaviour. This is reflected in a poor quality score.

The future development of Cherwell Drive garage site may provide opportunity to improve and/or relocate this play provision, improving the Avon Road play area and adding equipment to this site, providing apparatus for all age ranges subject to local consultation.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
23	Avon Road	68	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Remove all safety tiles and replace with 75m sq of wetpour. Remove blue climbing frame and replace with a roundabout. Install a new bench	£9,700.00
100	Cherwell Drive	37	Local	B = year 3/4	Consider future of this play area in the context of nearby development and in conjunction with the Avon Road play area.	£750.00
<b>Total estimated cost</b>						<b>£10,450.00</b>

Danbury

There are four play areas in Danbury:

- Danbury Parish Council, Eves Corner Recreation Ground (neighbourhood play area)
- Rumsey Fields, Jubilee Rise and Potters Close (local play areas)

Distribution and catchment is generally good with provision concentrated in the more urban residential parts of Danbury. Jubilee Rise and Potters Close are a short distance apart (within 100m walking distance). Jubilee Rise is a substandard play area. This is reflected in Jubilee Rise's quality evaluation score (25 out of 100) showing lack of suitable equipment, personal safety concerns and limited access.

It is proposed to remove Jubilee Rise and provide improvements to update and refurbish both remaining local play areas at Rumsey Fields and Potters Close (thereby improving play value and diversity in those areas).

The Parish Council Eves Corner play area achieved a good quality evaluation score and is well used and maintained.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
64	Rumseyfields	52	Local	B = year 3/4	Remove all existing play equipment other than the crawling net and basket swing. Install a woodland treescape and funline runway	£42,000.00
96	Potters Close	38	Local	B = year 3/4	This area needs developing further as there are only two items in the play area. Install a small multiplay unit, basket swing and funscape to improve quality score.	£33,000.00
108	Jubilee Rise	25	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£850.00
	Danbury Common Play Area	68	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£75,850.00</b>



East Hanningfield
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There are three play areas provided:

- East Hanningfield Parish Council Playing Field (neighbourhood play area)
- Payne Place and Catherine Close (local play area)

All play areas are located within 100m of each other with good footpath access. East Hanningfield Parish Council neighbourhood play area provides excellent play value, diversity and is accessible for all parts of the village.

It is proposed to remove both small local play areas (Payne Place and Catherine's Close) as they represent over provision and do not add any significant play value in this area.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
69	Catherine Close (EH)	49	Local	Play area to be removed in year 1/2	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed.	£1,400.00
83	Payne Place	45	Local	Play area to be removed in year 1/2	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed.	£1,200.00
	East Hanningfield Parish Play Area	67	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£2,600.00</b>

Galleywood

There are three play areas in Galleywood:

- Jubilee Park (neighbourhood play area)
- Homemead and Pavitt Meadow (local play areas)

Distribution and catchment is generally good, but Homemead and in particular Pavitt Meadow are in need of updating and addition equipment to improve the play scope and diversity of the play areas. This would need to be done in consultation with Galleywood Parish Council so that appropriate consideration is given to local views and needs.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
10	Jubilee Park	77	Neighbourhood	C = year 5/6	Repaint /refurbish existing infant equipment. Replace one gate in the infant play area and two springers. Install a balancing item in the infant play area like a wobble board	£3,800.00
90	Homemead	43	Local	B = year 3/4	Cars are reversing into the play area fence. Install 6 concrete bollards to prevent this. Repaint /refurbish existing equipment. Replace slide with infant multiplay unit incorporating a slide to improve quality score. Replace bench. Replace wetpour.	£10,500.00
105	Pavitt Meadow	30	Local	B = year 3/4	Repaint /refurbish existing equipment. Replace two spring animals and install an infant multiplay tower to improve quality score. All tiles are lifting and should be replaced with wetpour.	£16,800.00
<b>Total estimated cost</b>						<b>£31,100.00</b>

Great Baddow (excluding Meadgate which is covered in its own right)

There are four play areas within the Great Baddow area:

- Baddow Parish Council play areas at Baddow Recreation Ground/Noakes Park, (neighbourhood and local play area)
- Baddow Hall Park (neighbourhood play area) which includes a BMX track and other youth facilities
- Baden Powell Close (local play area)
- Eastwood Park –this is an fitness course rather than a play area

Although this provision covers an extensive area, provision is of good quality, offering diverse play and fitness opportunity. There is limited scope for additional provision to complement that provided at Eastwood Park.

No additional provision is proposed for this area.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated Cost
	Maximum Score	100	Category			Cost
8	Baddow Hall Park	77	Neighbourhood	B = year 3/4	Carry out fencing repairs to the main play area. Install 14 sections of fencing, repair supporting cross members added. Minor painting of existing equipment	£3,200.00
44	Baden Powell Close	59	Local	C = year 5/6	Minor repainting /refurbishment of existing equipment. Install nature balance beams and add missing activity panel.	£2,600.00
85	Eastwood Park	44	Local	C = year 5/6	This area is a junior fitness area and does not provide play value to this area in its current location.	£0.00
	Baddow Recreation Ground (Parish Centre)	70	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£5,800.00</b>

Great Leighs

There are five play areas in Great Leighs:

- Great Leighs Parish Council Sports Ground (neighbourhood play area)
- Fayrewood, Glovers, Catherine Close and Beadle Way (local play areas)

Distribution and catchment criteria are partly met with some over provision in Beadle Way and Catherine Close.

It is proposed to refurbish and improve Beadle Way whilst removing Catherine Close. The play area at the Parish Sports Ground contains a number of play items which are in excess of 15 years old and are in need of updating and/or refurbishment.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
38	Fayrewood	62	Local	C = year 5/6	Repaint /refurbish existing equipment. Install 3 activity panels for infants as well as a spring seesaw. Add one more challenging junior item such as a Freestyler to improve quality score.	£11,200.00
62	Glovers	52	Local	C = year 5/6	Repaint /refurbish existing equipment. Install a spring seesaw and move existing spring animal from beneath the tree. Install an infant cone climber to improve quality score.	£4,200.00
87	Beadle Way	43	Local	B = year 3/4	Repaint /refurbish existing equipment. Add one spring animal, two pre-school activity panels and one additional infant item such as a Dizzy Pole to improve quality score.	£4,750.00
111	Catherines Close (GL)	24	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£700.00
	Great Leighs Parish Play Area	40	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£20,850.00</b>

Meadgate

Meadgate Estate is bordered by Baddow Road to the south and A414 Great Baddow By-pass to the north.

There is only one play area at Meadgate Avenue which is in a poor condition.

The public open space on which the play area is located also contains a kick-about space. The land is designated as public open space within the Local Plan. The land is currently leased from a local land owner and for unknown reasons it was never transferred or adopted by the Council, which has restricted proposals for this site in the past. There may be an opportunity to acquire this site.

There are currently no other play facilities in this neighbourhood. This play area space therefore needs to be acquired so as to remove constraints on its development as a neighbourhood play area. This will also involve seeking a satisfactory long term land ownership solution commensurate with the identified play requirements of this review. This proposal would effectively create a new neighbourhood play area.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
104	Meadgate Avenue	31	Neighbourhood	A = year 1/2	Refurbish swing units and install new equipment commensurate with neighbourhood play area such as a new steel storm unit with wetpour surfacing	£82,500.00
<b>Total estimated cost</b>						<b>£82,500.00</b>

Melbourne
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Melbourne, (for the purpose of this report) consists of areas; east of Chignall Road, north and south of Melbourne Avenue (including Queensland Crescent), North Avenue, Kings Road, Pines Road, Highfield Road, St Fabians Drive (north of Rainsford/Roxwell Road).

There are five play areas provided in this area:

- Melbourne Park (2) and Brownings Avenue (neighbourhood play areas). Access to Melbourne Park play area requires crossing Melbourne Avenue
- Melbourne Park (1), Lichfield Close and Tennyson Road (local play areas)
- Admirals Park also provides a neighbourhood play area mainly to the southern half of this locality. To access Admirals Park, use of the pedestrian crossings across Rainsford /Roxwell Road is required

Provision is generally acceptable in terms of catchment criteria, except for the southern half (Highfield Road, Sunningdale Road, St Fabians Drive and Park Avenue) which are a considerable distance away from the above play areas and are in effect served more by Admirals Park (which is still in excess of 400m away in terms of distance criteria and requires crossing Rainsford/Roxwell Road). The redevelopment of St Peters School should provide opportunity to mitigate this position and improve access to play areas.

All of the existing play areas achieve a good quality score with only Lichfield Close scoring lower than average due to its limited size and scope.

At Tennyson Road and Brownings Avenue (located less than 100 away from each other) there is overlapping provisions and it proposed to remove Tennyson Road in conjunction with some additional swing equipment being provided at Brownings Avenue reflecting the quality evaluation findings.

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
	Maximum Score	100	Category			Cost
4	Melbourne Park	81	Neighbourhood	C = year 5/6	Repaint/refurbish existing equipment. Replace multiplay unit in the junior play area with a more challenging one such as a ReActions unit commensurate with neighbourhood play area status.	£56,000.00
9	Brownings Avenue	77	Neighbourhood	B = year 3/4	Extend the play area fence and include a multi-swing incorporating a basket swing and flat seats and equipment for younger children commensurate with neighbourhood play area status.	£35,100.00
86	Tennyson Road	44	Local	Play area to be removed in year 3/4	Remove play equipment and re-instate to grass area	£1,200.00
98	Lichfield Close	38	Local	B = year 3/4	Repaint /refurbish existing equipment. Add free standing activity panels to improve quality score.	£2,500.00
<b>Total estimated cost</b>						<b>£94,800.00</b>

Moulsham Lodge

Moulsham Lodge is located south of Baddow and Princess Road, and west of Wood Street and Galleywood Road.

There are six play areas located in Moulsham Lodge:

- Chislett Row, Lucas Avenue, John Shennan Playing Field, Orange Tree Close and Chelmer Park (neighbourhood play areas)
- Burgley Way (local play area)

Catchment provision is good although the area consists of dense urban areas with little additional green space. Chislett Row, Lucas Avenue, John Shennan Playing Field and Orange Tree Close require updating and improvement works in the context of lower quality evaluation scores.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
	Maximum Score					
2	Chelmer Park	85	Neighbourhood	C = year 5/6	Repaint/Refurbish existing equipment. Remove old infant multi-unit and install a new one. Add a spring animal and cover all surfaces with wetpour and ground graphics	£17,600.00
17	Chislett Row	71	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Relocate spring animal and extend the timber assault course. Change the multiplay unit for Junior one and add a flat swing to improve play quality.	£28,000.00
46	Burghley Way	59	Local	C = year 5/6	This is a new play area and no additional works are required at present	£0.00
48	John Shennan Playing Fields	59	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Install a city life slide and birds nest to improve quality score.	£7,263.00
59	Lucas Avenue	53	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Replace multiplay unit with one which includes activity panels. Replace all surfaces with wetpour and install concrete edging. Relocate balance beams nearer to the A-Frame and add two more balancing items to make a play trail to improve quality score.	£12,500.00
63	Orange Tree Close	52	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Replace double vehicle gate. Add a cantilever basket swing. Add one rotary item and a junior steel play frame to improve quality score.	£28,000.00
<b>Total estimated cost</b>						<b>£93,363.00</b>



Newlands Spring, Patching Hall

Newlands Spring for the purpose of this report is located immediately adjacent to Copperfield Road, Nickleby Road and Oliver Way.

There are 8 play areas in this area:

- Andrews Park and Wickham Crescent (neighbourhood play areas)
- Oliver Way, Pickwick Avenue, Darnay Rise, Barnaby Rudge, Copperfield Road, Pipchin Road (local play areas)
- To the south, Melbourne Park also provides neighbourhood facilities

Coverage based on catchment criteria for this area is good, with some over provision in the eastern part of Newlands Spring. Within this eastern area, there are two areas in Pipchin Road and Barnaby Rudge which are unsuitable play area locations. This is reflected in poor quality scores, with concerns about the size of the play areas, lack of play opportunity/scope and their lack of overview and corresponding concerns about personal safety. It is proposed to remove these two play areas.

The local play areas at Copperfield Road, Oliver Way, Pickwick Avenue and Darnay Rise require refurbishment and updating to improve the respective quality scores. This should be carried out in conjunction with the removal of Pipchin Road and Barnaby Rudge.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated Cost
	Maximum Score	100	Category			
6	Andrews Park	80	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Replace two damaged activity panels and add 4 pre-school panels. Re-instate noughts and crosses panel. Replace mirrored panel with AS&A panel. Excavate old wetpour from junior play area and relay with wetpour containing ground graphics	£14,040.00
26	Wickham Crescent	68	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Excavate damaged wetpour around the swings and relay with 21m sq. Add an additional Junior item and a spring seesaw. Wetpour around new equipment and create tarmac pathways to connect all equipment	£11,955.00
61	Darnay Rise	52	Local	C = year 5/6	Repaint /refurbish existing equipment. Replace gates with 3 monohinge gates. Replace all safety tiles with wetpour. Add an infant multiplay unit or infant climbing net and wetpour to improve quality score.	£15,400.00

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100	Category			
66	Pickwick Avenue	51	Local	B = year 3/4	Repaint /refurbish existing equipment. Add three infant activity panels to improve quality score.	£1,800.00
78	Copperfield Road	47	Local	A = year 1/2	Change infant play area and relocate to the larger part of public open space. New area should cater for juniors and infants such as a Galaxy Aldebran or Galaxy Pollux, multi swing and springers.	£55,000.00
81	Oliver Way	46	Local	B = year 3/4	Repaint /refurbish existing equipment. Install a new double gate and add 3 pre-school activity panels to improve quality score. Tarmac path to the play area gate and bench (6m long path)	£3,270.00
109	Pipchin Road	25	Local	Play area to be removed in year 1/2	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£650.00
110	Barnaby Rudge	24	Local	Play area to be removed in year 1/2	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,000.00
<b>Total estimated cost</b>						<b>£103,115.00</b>

Old Moulsham

Old Moulsham is defined by the following bordering roads: Princess Road to south east, Parkway to the north and New London Road to the west.

There are two play areas in this area and they are located on the south eastern perimeter:

- Oaklands Park (neighbourhood play area)
- Fortinbras Way (local play area)

Coverage and access to these play areas for the northern part of this area is poor, but scope or opportunity to provide more play facilities in this very dense urbanised environment are unlikely to materialise.

Minor improvements and updating of play equipment is proposed for Fortinbras Way and the larger multi-play area at Oaklands Park has reached the end of its life. High priority replacement work therefore is required at Oaklands Park.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
11	Oaklands Park	75	Neighbourhood	A = year 1/2	Replace wooden fort as it is at the end of its life span. Design work for this site is still to be determined as the location of the new play area is yet to be decided. The preferred option would be to remove the existing 'static' fort play area and incorporate replacement into the wooded areas near to the remaining play equipment. Repaint /refurbish existing equipment.. Also reinstate the aerial runway.	£168,000.00
58	Fortinbras Way	53	Local	A = year 1/2	Repaint /refurbish existing equipment. Install a spinning cup and dizzy pole to improve quality score.	£3,700.00
<b>Total estimated cost</b>						<b>£171,700.00</b>

Old Springfield (including Trinity) and Arbour Lane South/Parklands Drive

This area is bordered by Chelmer Road in the east, Springfield Road in the west and the area around Byron Road in the south. For the purposes of this development plan Parklands Drive and Arbour Lane (south of the railway) are also included.

There are three neighbourhood play areas in Old Springfield as follows:

- Coronation Park
- Lionmede Park
- Ruskin Road

The area includes dense urban areas and travel distances to the three play areas are in excess of 400m from many residential parts of the area, especially the Parklands Drive area where there is a need to cross Springfield Road to reach Lionmede Park. Scope to provide additional play facilities in this area are limited as green space is generally scarce in this area.

All three play areas have achieved good quality scores however updating and refurbishment is required at Ruskin Road and Lionmede Park. These proposed improvements to enhance existing play facilities need to include extending the range and diversity of equipment, to perhaps encourage persons when travelling some distance to the play area to better enjoy an extended visit.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
19	Coronation Park	70	Neighbourhood	C = year 5/6	This is a fairly new play area and no additional work is required at present	£0.00
33	Lionmede Park	64	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Create tarmac footpath off Sandford Rd to the first play area gate. Extend fence line and install an explorer arch. Remove existing multiplay unit and replace with a more modern altair unit to improve quality score.	£30,800.00
37	Ruskin Road	63	Neighbourhood	B = year 3/4	Minor repainting /refurbishment of existing equipment. This is a relatively new site and as such does not require any refurbishment as yet	£1,500.00
<b>Total estimated cost</b>						<b>£32,300.00</b>

South Woodham Ferrers
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There is a relatively uniform distribution of equipped play areas in South Woodham Ferrers, with most residential areas within the catchment of a local play area. The majority of play areas are of a similar age, reflecting the stages of development of the town. There are 15 play areas provided:

- Compass Gardens, Saltcoats Park (split location) and Champions Hall (managed by Town Council) are neighbourhood play areas including kickabout facilities
- Fenfield Road, Freemantle Close, Barton Close, Guys Farm Road, Holbrook Close, Coburg Place, Rivendale Vale, Butterbur Chase, Little Croft, Middleton Row, Crickhollow and Drywoods (local play areas)

The neighbourhood play areas are provided at Compass Gardens / Saltcoats Park and Clements Green Lane are good quality play areas within easy access of adjacent residential areas. An additional neighbourhood facility should be considered to serve the south west area of the town in accordance with distribution and distance criteria. There is scope for this to be accommodated in the vicinity of the existing play area at Crickhollow, this would involve a substantial updating of this play area a kin to creating a new play area.

The local play areas in South Woodham Ferrers are of a mixed standard. The sites at Coburg Place and Rivendell Vale are generally of an acceptable standard. Relatively small scale improvements would bring the play areas at, Littlecroft, Butterbur Chase and Drywoods up to an acceptable standard. More fundamental changes are necessary to the sites at Middleton Row and Holbrook Close, the latter of which is subject to considerable misuse at present and will require a collaborative effort with local community interests to resolve the antisocial behaviour currently experienced, concurrent with upgrading this site.

There is scope for consolidating the local play areas at Freemantle and Barton Close (as they are located less than 30m apart), onto one site at Barton Close.

The site at Guys Farm Road is unsuitable for use as an equipped play area and the equipment (one item) should be removed. Local provision is within catchment of (and would be provided by) Champions Hall and Holbrook Close

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
5	Saltcoats Park	81	Neighbourhood	C = year 5/6	Install a new double gate from car park to the play area	£1,600.00
13	Compass Gardens	74	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Top up the path through the play area and investigate drainage between the mound and play area. Excavate the soil beneath the aerial runway backfill with sand and safety tiles to 60m sq. Add a multiswing and social roundabout. Replace missing monkey bars (10mm holes)	£9,200.00
18	Coburg Place	70	Local	A = year 1/2	Install a new swing frame and replace two damaged spring animals (also replacing spring animal located outside fenced of play space). Remove the play tower and install a netscape. Add new play item in small grass area and surface. Move/replace one self closing gate. Break out all old tarmac, safety surfacing and level the ground. Cover all surface with wetpour and ground graphics. Break out old concrete and safety surface for play area B, regrade, backfill with soil and seed	£26,400.00
21	Rivendell Vale	69	Local	C = year 5/6	Repaint /refurbish existing equipment. Install a group swing on the POS opposite the play area to improve play quality score.	£4,300.00
29	Barton Close	66	Local	A = year 1/2	Repaint /refurbish existing equipment. Install a group swing on the public open space opposite the play area to improve quality score	£4,000.00
36	Fenfield Road	63	Local	C = year 5/6	Repaint /refurbish existing equipment. New double gate to be installed and create a new single gate entrance. Change single adult swing to a basket and flat swing set. Continue agility course to improve quality score.	£7,800.00
39	Littlecroft	62	Local	B = year 3/4	Repaint /refurbish existing equipment. Install an activity trail along the back wall line. Change all safety tiles to wetpour	£5,120.00
50	Butterbur Chase	57	Local	B = year 3/4	Repaint /refurbish existing equipment. Extend the fence line and add a set of cradle swings and balance beam to improve quality score.	£14,000.00
52	Drywoods	55	Local	B = year 3/4	Restain/refurbish existing equipment. Install balancing equipment and a rotary item to increase the play value. Also add three activity panels. Wetpour all play surfaces and add graphics	£12,900.00

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
					to improve quality score.	
65	Freemantle Close	51	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£600.00
70	Crickhollow	49	Local	A = year 1/2	Repaint /refurbish existing equipment. Relocate some play equipment and regrade the ground around both raised manhole covers. Add a multiplay unit, social roundabout, swing set and two rockers to improve quality score and upgrade to neighbourhood play area.	£54,500.00
89	Holbrook Close	43	Local	A = year 1/2	Repaint /refurbish existing equipment. Remove existing multiplay unit for an all steel version. Change two gates to monohinge self-closing gates. Install a social roundabout and one new spring animal to improve quality score.	£37,950.00
106	Middleton Row	28	Local	A = year 1/2	Replace worn out existing play equipment with woodland playscape style equipment.	£34,500.00
112	Guys Farm Road	21	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,500.00
	Champions Hall, South Woodham Ferrers	76	Neighbourhood	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£214,370.00</b>

North Springfield (Lawns area)

This area is located west of Lawn Lane and north of the railway containing Waveney Drive, Humber Road, Seven Ash Green and Chichester Drive.

There are two play areas:

- Pollards Green including a kick-about area (neighbourhood play areas)
- Springfield Hall Park including kick-about area (neighbourhood play area)
- Fifth Avenue and Springfield Green play areas are also nearby.

Distribution is sparse with many areas more than 400m away from the play areas. The two neighbourhood play areas achieve a good quality evaluation score and also offer some facilities for older children (and further accessible play equipment has recently been added at Pollards Meadow). Due to the lack of open space, the scope to add more play areas in this location to mitigate long travel distances is very limited.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100				
		Maximum Score				
24	Pollards Meadow	68	Neighbourhood	C = year 5/6	Minor Repainting /refurbishment of existing equipment. Extend the fence line by 5m and remove old swing frames and install a multiswing. Also add one rocking item as traditional play is weak here. Replace wetpour around new swing frame once installed	£10,800.00
25	Springfield Hall Park	68	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Change all three pedestrian gates to monohinge self closing gates as well as one double vehicle access gate, to improve access	£4,200.00
<b>Total estimated cost</b>						<b>£15,000.00</b>



North Springfield

This area is located between White Hart Lane in the north east, Lawn Lane in the west and the railway line in the south east.

There are 15 play areas in this location:

- Brackenden Drive and Hunters Way (neighbourhood play areas)
- Golden Acres, Stable Croft, Barn Green, Trenchard Crescent, Shire Close, Martingale Drive, Churchill Rise, Beardsley Drive, Bonington Chase, Honeysuckle Path, Cornflower Drive, Wallasea Gardens and Springfield Green (local play areas)

There is considerable overlap between local play areas and most existing local play areas require updating and refurbishing to improve play value and diversity.

The two neighbourhood play areas at Brackenden Drive and Hunters Way satisfy catchment criteria. They require updating and refurbishing to improve play value and diversity.

A new neighbourhood play area located on the large green space near Foxglove Way and Cornflower Drive is proposed to replace the local play areas at Cornflower Drive and Honeysuckle Path which are in need of refurbishment or replacement, but due to their limited scope and size would be better incorporated within a new neighbourhood facility.

It is also proposed to reduce over provision by the removal of small or sub-standard local play areas at Shire Close, Martingale Drive and Trenchard Crescent.

The other remaining local play area locations (7), except for Springfield Green, require updating and refurbishment to coincide with the proposed removals and in consultation with Springfield Parish Council.

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
	Maximum Score		100			Category
43	Springfield Green	60	Local	C = year 5/6	Repaint /refurbish existing equipment. Resurface both areas of safety tiles with wetpour and ground graphics. Replace multi-play unit in play area B with a more up to date model such as an Enchanted Maze. Install 2 activity panels in play area A to improve play quality score.	£38,000.00
47	Hunters Way	59	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Remove all safety tiles and replace with wetpour with ground graphics. Reinstate the roundabout but use a social DDA compliant roundabout. Extend the fence line by 15 metres and add a multiswing with basket and either a netscape or activity multiplay unit to improve quality score.	£38,350.00
54	Bonnington Chase	54	Local	B = year 3/4	Repaint /refurbish existing equipment. Replace the double gate with a monohinge double and install a new single gate along the footpath. Add one more spring animal to improve quality score.	£3,500.00
55	Brackenden Drive	54	Neighbourhood	A = year 1/2	Lay a new tarmac path to the play area gate and bench off Belmonde Drive. Approx 18m of tarmac path required. Repaint /refurbish existing equipment. Install a social roundabout and two new spring animals to improve quality score.	£15,210.00
60	Beardsley Drive	52	Local	A = year 1/2	Repaint /refurbish existing equipment. Remove existing multiplay unit and replace with a steel playscape unit. Remove old swing frame and install a multiswing with basket swing. Install one set of cradle seats and a social roundabout. Install two new spring animals to improve quality score. Cover all play surfaces with wetpour	£72,250.00
67	Wallasea Gardens	50	Local	B = year 3/4	Repaint /refurbish existing equipment. Extend fence line by 3 metres and add two activity panels and cradle swings to improve quality score.	£11,500.00
71	Goldenacres	49	Local	B = year 3/4	Repaint /refurbish existing equipment. Install a 'Running for gold' style agility course to improve quality score. Break out all concrete around the roundabout and put back to grass.	£6,200.00
73	Churchill Rise	48	Local	B = year 3/4	Repaint /refurbish existing equipment. Break out all old tarmac and roundabout. Install a set of cradle swings and infant multiplay unit and reset roundabout to improve quality score. Turn bench around so it faces the new multiplay unit. Remove 'S' climbing frame and	£38,250.00

**APPENDIX B**

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
		100			replace with a cone climber. Wetpour all surfaces to be covered and add ground graphics	
74	Honeysuckle Path	48	Local	Play area to be removed in year 1/2	Remove play area and landscape area and re-grade areas.	£5,500.00
76	Stablecroft	48	Local	B = year 3/4	Repaint /refurbish existing equipment. Install an activity trail to improve quality score and replace safety surfacing.	£4,500.00
79	Barn Green	46	Local	B = year 3/4	Repaint /refurbish existing equipment. Replace gates with a single and double monohinge gate. Move single gate nearer to the footpath. Install one more spring animal and an activity based agility multiunit to improve quality score.	£20,660.00
80	Cornflower Drive	46	Local	Play area to be removed in year 1/2	Remove both play areas and install larger play area could be installed within the public open space in Cornflower Drive	£5,500.00
95	Martingale Drive	40	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£900.00
102	Shire Close	35	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£750.00
107	Trenchard Crescent	27	Local	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,200.00
114	Foxglove Way	27	Local	A = year 1/2	New Play area to designed as neighbourhood play area.	£150,000.00
<b>Total estimated cost</b>						<b>£412,270.00</b>

**APPENDIX B**

Rettendon

Sonters Down neighbourhood play area satisfies play provision in Rettendon, satisfying distribution and catchment criteria and its quality evaluation score is good.

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
	Maximum Score	100	Category			Cost
22	Sonters Down	69	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Install two spring animals	£1,800.00
<b>Total estimated cost</b>						<b>£1,800.00</b>

Sandon

The Lintons local play area and kick-about facilities satisfy play provision and meets distribution and catchment criteria. Minor updating and refurbishment is required and will increase its quality evaluation score.

Ref no.	Play Area	Play Value Assessment Scores	Play	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
	Maximum Score	100	Category			Cost
56	Lintons	54	Local	C = year 5/6	Repaint /refurbish existing equipment. Remove all safety tiles and replace with wetpour	£4,200.00
<b>Total estimated cost</b>						<b>£4,200.00</b>

Waterhouse Farm and Westlands

This area includes Westlands and the areas around Nelson Grove and Wheatfield Way.

There are three play areas within these areas:

- Admirals Park and Westlands Playing Field (neighbourhood play area)
- Nelson Grove play area (local play area)

Provision is good in terms of quality criteria with only minor improvement needed in Nelson Grove. The play areas are located at the northern and southern ends of Westlands and a degree of travel through the estate roads is required to reach the play areas.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
7	Admirals Park	79	Neighbourhood	C = year 5/6	Repaint /refurbish existing equipment. Install two activity panels and one additional spring animal. Replace smaller multiplay unit with a more imaginative one such as a cloudburst commensurate with its status neighbourhood play area.	£37,000.00
20	Westlands	70	Neighbourhood	A = year 1/2	Repaint /refurbish existing equipment. Old seesaw needs to be reinstated and the multiplay unit needs to be changed for something more suitable such as a steel framed Galaxy unit to improve play quality score.	£19,500.00
75	Nelson Grove	48	Local	B = year 3/4	Remove some existing play equipment and fencing as it is unsuitable or beyond economical repair. Install new metal flat top fencing and infant equipment. This area needs a multiplay unit, two springers and a rotating item; providing for older children and to improve quality score.	£34,000.00
<b>Total estimated cost</b>						<b>£90,500.00</b>

Woodhall

Woodall for the purposes of this review is defined by Patching Hall Lane in the east and south, and Broomfield/Main Road.

There are three play areas;

- Berwick Avenue (neighbourhood play area)
- Woodhall Road (neighbourhood play area)
- Rutland Road (neighbourhood play area)
- Andrews Park located just outside the Woodall boundaries also provides a large neighbourhood play area with additional facilities for young people (Adizone, kick-about areas and youth shelter)

There is an over provision in this area in accordance with catchment criteria.

It is proposed to consolidate Woodhall Road and Rutland Road into one neighbourhood play area located at Rutland Road. Rutland Road would be refurbished and improved to ensure its quality score is significantly increased.

Berwick Avenue would also require some improvements to cater for increased use resulting from the removal of Woodall Road.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
16	Berwick Avenue	71	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Add a social swing and cone climber to improve play quality.	£16,000.00
99	Rutland Road	38	Neighbourhood	B = year 3/4	Repaint /refurbish existing equipment. Replace all lifting tiles with wetpour to a total of 120m sq. Add an additional spring seesaw to improve quality score.	£7,580.00
101	Woodhall Road	37	Neighbourhood	Play area to be removed in year 3/4	Remove all fencing, gates, street furniture and play equipment. Break out all concrete bases, backfill with soil and seed	£1,200.00
<b>Total estimated cost</b>						<b>£24,780.00</b>

Writtle

There are three play areas in Writtle:

- Writtle Parish Council Paradise Road Recreation Ground (neighbourhood play area)
- Long Brandocks and Writtle Parish Council East View (local play areas)
- Hylands Park Adventure Castle also provides play opportunities nearby

Provision in terms of distribution, catchment and quality evaluation is good except for Long Brandocks which is substandard and is located only a short distance away from East View.

Long Brandocks quality score is low as it reflects low scores in equipment features (5 out of 23), concerns about personal safety and overview.

It is proposed to remove Long Brandocks in consultation with Writtle Parish Council.

Ref no.	Play Area	Play Value Assessment Scores	Play Category	Development Plan Priority; A = year 1/2, B = year 3/4 and C = year 5/6	Planned Renovation Works	Estimated
						Cost
	Maximum Score	100				
1	Hylands Park	86	Neighbourhood	C = year 5/6	Remove infant play area, backfill with soil and seed. Install a tree house with slide in the adventure play area to replace infant facility.	£36,000.00
91	Long Brandocks	42	Local	Play area to be removed in year 1/2	The proposal is to remove this play area. Top soil will be required to backfill the site and the gate will need to be changed depending on the intended use for this area	£2,000.00
	Writtle Parish Playing Fields - Paradise Road	65	Neighbourhood	N/A	Managed and maintained by Parish Council	
	Writtle Parish Play Area - East View	65	Local	N/A	Managed and maintained by Parish Council	
<b>Total estimated cost</b>						<b>£38,000.00</b>

Rural settlements

<i>Settlement</i>	<i>Provision</i>
Bicknacre	No provision
East Hanningfield	<p>There are three play areas provided:            East Hanningfield Parish Council Playing Field (neighbourhood play area)            Payne Place and Catherine Close (local play area)</p> <p>All play areas are located within 100m of each other with good footpath access. East Hanningfield Parish Council neighbourhood play area provides excellent play value, diversity and is accessible for all parts of the village.</p> <p>It is proposed to remove both small local play areas (Payne Place and Catherines Close) as they represent over provision and do not add any significant play value in this area.</p>
Howe Green	<p>The Parsonage Lane local play area and kick-about facility (managed by the Parish Council) satisfies local play provision and meets distribution and catchment criteria.</p> <p>Its quality evaluation score is satisfactory.</p>
Good Easter	<p>Good Easter Parish Council provides a local village play area at Good Easter House and Sports Field.</p> <p>The play area is consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Great Waltham	<p>Great Waltham Parish Council Recreation Ground (off South Street) offers a neighbourhood play area with kick-about area nearby.</p> <p>This play area has a good quality evaluation score and satisfies local village distribution and catchment criteria.</p>
Highwood	<p>No current provision in Highwood although there is a small play area in Edney Common provided the Parish Council. The quality score is low due to its limited size and scape. However future provision is planned as part of the village hall development.</p>
Ford End	<p>The Ford End Playing Field local play area and kick-about facility (managed by the Parish Council) off Pleshey Road satisfies local play provision and meets distribution and catchment criteria.</p>



**APPENDIX B**

<i>Settlement</i>	<i>Provision</i>
	<p>Its quality evaluation score is satisfactory.</p>
Little Baddow	<p>A large local village play area is provided at Jarvis Field by the Parish Council.</p> <p>This play provision is consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Little Waltham	<p>Little Waltham Parish Council Playing Field (off Brook Mead) offers a local village play area with kick-about facilities adjacent.</p> <p>This play area has a satisfactory quality evaluation score and satisfies local village distribution and catchment criteria. Some minor improvements and updating would help improve its play value/diversity.</p>
Margaretting	<p>Margaretting Parish Council provides a local village play area at Bank End Recreation Ground and Allotment Gardens. The area also contains kick-about facilities.</p> <p>This play provision is consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Pleshey	<p>A local village play area located off Vicarage Road is provided by the Parish Council.</p> <p>The play area satisfies distance and catchment criteria.</p> <p>Its quality score is below average due to its limited access, size and scope. Minor access improvements and updated equipment would help to improve its play value.</p>
Ramsden Heath	<p>A large village play area is provided on the Ramsden Heath Recreation Ground by the Parish Council.</p> <p>This play area is consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Rettendon	<p>Sonters Down neighbourhood play area satisfies play provision in Rettendon, satisfying distribution and catchment criteria and its quality evaluation score is good.</p>
Roxwell	<p>Two local village play areas are provided at St Michaels Drive (adjacent to the allotment gardens) and Stonehill Road (on the playing field) and these are managed by the Parish Council.</p>

**APPENDIX B**

<i>Settlement</i>	<i>Provision</i>
	<p>Both play areas are located a short distance away but offer quite different play activities, thereby complementing each other.</p> <p>These play areas are consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Runwell	<p>Runwell Parish Council provides a neighbourhood play area at Runwell Parish Recreation Ground at Church End Lane. Kick-about facilities are also co-located.</p> <p>The play area satisfies local needs in terms of distance and distribution criteria. Some updating and refurbishment of the equipment in light of its quality evaluation score should be considered.</p>
Sandon	<p>The Lintons local play area and kick-about facilities satisfy play provision and meets distribution and catchment criteria. Minor updating and refurbishment is required and will increase its quality evaluation score.</p>
South Hanningfield	<p>A local village play area is located on South Hanningfield Tye (managed by the Parish Council) and there is a kick-about area nearby.</p> <p>This play provision is consistent with local village play area distance, distribution and quality evaluation criteria.</p>
Stock	<p>A local village play area is provided by Stock Parish Council on Stock Common.</p> <p>The play area satisfies distance/catchment criteria and the quality evaluation score is satisfactory.</p> <p>There are some concerns regarding the safety of the play area fencing and these will be raised with the Parish Council.</p>
West Hanningfield	<p>A local village play area is located near West Hanningfield Community Centre (managed by the Parish Council) and there is also further recreational space available.</p> <p>The play provision is consistent with local village play area distance, distribution and quality evaluation criteria.</p>