

Play area Design Guidance Note

July 2002

1. INTRODUCTION

1.1 Play is generally recognised as being a vital element in the development of all children. It helps children of all ages to learn, solve problems and work together in a fun environment. The provision of opportunities for play as part of new housing areas benefits future residents in terms of providing an attractive environment for all in addition to providing a valuable play resource.

1.2 It is important, however, to ensure that such areas are conveniently located within easy walking distance of homes and are safe, attractive and integrated into the residential area they are intended to serve. In this way the areas will be attractive to children and minimise the potential for disturbance to other residents.

1.3 This document provides advice regarding the provision of recreation facilities; primarily children's play areas, as part of new housing developments. The document is aimed at all those with an interest in such provision whether as developer, landowner or Parish/Town Council. Following a period of consultation and subject to any amendments agreed by the District Council, the document will form Supplementary Planning Guidance which, in accordance with the advice contained in Planning Policy Guidance Note 12 (Development Plans), will be taken into account in the determination of planning applications.

1.4 Policy L21 of the North West Leicestershire Local Plan (as proposed to be modified) provides the basis for the provision of children's play areas as part of new housing developments whilst policy L22 provides the basis in respect of formal recreation open space. This document seeks to clarify how these policies will be implemented. It also offers advice on the design, siting and standards of children's play areas. The document will also help to ensure that the District Council as Local Planning Authority applies a consistent approach to the provision of play/recreation open spaces.

1.5 The provision of areas for play will involve a partnership of the District Council (as Local Planning Authority), Parish/Town Councils (as the appropriate open space authority) and developers/landowners (as providers of play facilities as an integral part of new developments). The document also seeks to establish a set of procedures between the various partners referred to above so as to minimise delays in the planning process.

1.6 The guidance is primarily concerned with the provision of children's play areas (up to the age of about 14) and also provides advice in respect of the provision of more formal recreation facilities for youth and adult use, where appropriate.

1.7 The document considers a number of separate issues:

- Policy background

- Children's play areas- location, design, play equipment, maintenance, timing of provision and exceptions
- Formal recreation open space provision
- Procedures

2. POLICY BACKGROUND

2.1 National Policies

2.1.1 The Government has recognised in Planning Policy Guidance 17 (Sport and Recreation) the valuable social and economic role-played by sport and recreation. Paragraph 2 indicates the Governments support for sport and recreation:

"It is the policy of the Government to promote the development of sport and recreation in the widest sense: to enable people to participate in sport, whether as players or spectators, and to encourage the provision of a wide range of opportunities for recreation"

2.1.2 Paragraph 3 outlines the role of development plans to ensure:

"..that adequate land and water resources are allocated both for organised sport and for informal recreation."

Furthermore paragraph 3 outlines the importance of sport and recreation when considering planning applications:

"It is part of planning authorities' responsibilities to take full account in their development control decisions of the community's needs for recreational space"

2.1.3 The role of sport and recreational facilities as part of new developments is recognised in paragraph 20, which states:

"Sport and recreation facilities and open space can form an important component of housing, major office or retail developments.."

2.1.4 The recently published draft revision of PPG17 ("Sport, Open Space and Recreation") continues these themes. Paragraph 3 suggests that:

" Local planning authorities should therefore seek to provide for a comprehensive and attractive network of formal and informal recreational facilities."

2.1.5 Paragraph 5 recognises the importance of open spaces as an integral part of new communities. This is further reflected in paragraph 10 and paragraph 45. The latter suggests that:

" Provision should be made for local recreational facilities [such as a community sports hall or children's playspace] in new development, especially for housing to meet the needs that it creates, taking account of the contribution made by existing provision."

2.2 Local Policies

2.2.1 The District Council has required the provision of children's play areas since 1974 on developments of 10 or more dwellings. Following a review of the policy in 1996 the District Council decided to amend the policy to require commuted sums towards maintenance and the provision of equipment. These amendments were embodied in a Recommended Change to policy L19 of the deposited Local Plan in July 1996 (Recommended Change 111).

2.2.2 Following consideration of the Local Plan Inspector's report the Council published proposed modifications in February 2000. Proposed modification 314 set out below was concerned with outdoor play space. At its meeting of 10 October 2000 the Council resolved to not publish any further modifications in respect of this issue. Policy L21 of the Local Plan (as proposed to be modified) is concerned with the provision of children's play areas and Policy L22 is concerned with the provision of formal recreation facilities.

OUTDOOR PLAY SPACE

National planning policy guidance (PPG17: 'Sport and Recreation') recognises that the provision of adequate outdoor play space is necessary to meet the broad range of recreational requirements of different sections of the community.

Within established housing areas, there are often shortfalls in the amount of outdoor play space available. The planning authority will therefore endeavor to rectify existing deficiencies, and will have regard to the standards set out below in determining the appropriate size and location for any new facilities to be provided in such areas.

To guard against further deficiencies, it is important that (save in a few exceptional cases, which are considered in more detail below) all future housing developments make provision for new play space at a level proportionate to their size. In its publication 'The Six Acre Standard' the National Playing Fields Association (NPFA) recommends a minimum standard of 2.43 hectares (i.e. 6 acres) of outdoor play space per 1000 population, which should be met by an aggregation within the following ranges: -

(a) For youth and adult use: 1.6 to 1.8 ha. This includes facilities such as pitches, greens, courts, and athletics' tracks as well as miscellaneous sites and training areas, which are owned by local authorities whether at County, District or Parish level; similar facilities within the educational sector, which as a matter of practice and policy are available for public use; and the same within the voluntary, private, industrial and commercial sectors which serve the outdoor leisure needs of their members; and

(b) For children's use: 0.6 to 0.8ha of which 0.2 to 0.3 ha should be provided with play equipment.

In respect of children's play areas the Council will require the provision of areas at a rate of 200-sq. m per 10 dwellings. This equates to the NPFA standard of 0.8ha per 1000 population outlined above.

In addition, children's play areas should be equipped except where there is an existing facility within walking distance of the housing site. In these circumstances a financial contribution towards the provision of equipment on the existing facility will be sought. Any such provision will have regard to the scale of the proposed development.

The amount of play space a discrete site of less than 10 dwellings would yield would

be of little practical value. It is therefore appropriate to exempt sites of this size, unless they form part of a larger, piecemeal or phased development. Provision of play space would also be inappropriate on developments or parts of developments reserved for occupation by the elderly, where single persons or couples without children were the intended or likely residents.

Children's Play Areas

POLICY L21

Development of new housing areas will be required to incorporate the provision of children's play areas and associated equipment, except where:

- (a) The development is a discrete site of less than 10 dwellings; or**
- (b) All play space needs arising from the development can be adequately met by existing facilities within walking distance.**

Where the development consists, in whole or in part, of elderly persons' accommodation or dwellings which by virtue of their design and layout are unlikely to be occupied by children, the above requirements will be adjusted proportionately.

All children's play areas must be appropriately:

- (a) Located laid out and landscaped and/or screened**
- (b) Be in visually prominent positions within the development;**
- (c) Be so located that a play space can be reached within reasonable walking distance of any point within the development; and**
- (d) Provide a range of play equipment suitable for children of different ages.**

Commuted sums will be required to cover the costs of the maintenance of children's play areas for a period of 5 years from the date of their hand over to the relevant open space authority.

Reasonable walking distance is, for a child, considered about 400m.

Further detailed guidance on the above requirements is set out in the Council's supplementary planning guidance 'Play Area Design Guidance Note'.

The provision of formal recreation open space is also an important element in helping to meet the recreation needs of the District. Major developments will be required to make provision for such facilities in addition to children's play areas required under Policy L21.

Formal Recreation Provision

POLICY L22

Major new development, including that of allocated sites, will only be permitted where adequate provision is made for open space for formal recreation use.
The District Council will require a legal agreement to be entered into prior to planning

permission being granted to ensure the proper provision of such areas.

The amount of provision will be negotiated having regard to the appropriate levels of open space identified in the NPFA standards outlined above. In addition, regard to factors such as the nature and type of development proposed and its location in relation to existing formal open space".

2.3 COMPARISON TO NPFA STANDARD

2.3.1 PPG17 does not set out standards for the provision of recreational open space within new housing developments on the basis that local conditions will vary. However, reference is made to the 'Six acre standard' advocated by the National Playing Fields Association. This is a widely recognised standard which suggests a minimum standard of provision of 2.4Ha (6 acres) per 1000 population¹. For children's play space the recommended standard is 0.6-0.8Ha (1.5-2 acres) per 1000 population and for adult and youth provision a provision of 1.6-1.8Ha (4-4.5 acres) per 1000 population is recommended.

2.3.2 At the 1991 census the average household size in North West Leicestershire was about 2.49, slightly above the figure for England and Wales. The number of children aged up to 14 comprised about 0.47 per household which is the same as for England and Wales. Thus the population characteristics of North West Leicestershire are comparable with England and Wales.

2.3.3 The Council's requirement of 200sq metres per 10 dwellings (or 20sq metres per dwelling) equates to the NPFA standard of 0.8 Ha per 1000 population and having regard to the comparable population characteristics outlined above the provision sought by the Council is appropriate and reasonable.

3. PRINCIPAL DESIGN CONSIDERATIONS

3.1 The principle objective in providing children's play areas should be to create an attractive and safe environment within which children will want to play. A variety of factors will contribute towards achieving this.

3.2 LOCATION

3.2.1 The following factors should be used to guide the location of any play area:

- Play areas should be designed as an integral part of any proposed housing development and should not be viewed as an afterthought to fit into any unwanted areas of the site;
- Play areas should be located such that no child has to walk more than 400 metres² (equivalent to a straight line distance of 240 metres) to such areas from any point within the proposed development. Such access is to be via a hard surfaced footpath and not involve the use of notional routes;
- Play areas should be in open, accessible and welcoming locations and not in remote corners or other locations where there is inadequate supervision from nearby dwellings;
- Play areas should be linked into any open space and footpath networks on the site and should contribute to the amenity value of any such networks;
- Play areas should be well related to any existing or proposed local or community facilities(e.g. school, community centre, shops etc) ;

- The play area should be sited on land suitable for the type of play intended. Where equipment is to be provided the site should be relatively flat and level:
- A proliferation of small areas should be avoided, subject to meeting the criteria outlined above, with a small number of larger areas preferred. This will make maintenance easier as well as reducing the potential for conflict and providing better opportunities for play.
- There may be occasions where a proposed housing development is part of a larger area that is likely to be developed in the future. In such circumstances the proposed play area should be located where it could be extended as part of the future development, subject to meeting the criteria outlined above.
- The play area should be located away from any overhead electricity cables that may cross the site.

3.3 DESIGN

3.3.1 Just as the location is important in helping to make play areas attractive to children so is the design of such areas. Furthermore a well-designed play area can contribute to an attractive environment on new housing developments. The design of play areas incorporates a number of different aspects which should be considered when designing any play area. In all cases the design of a play area should have regard to the needs of the children for whom the play area is intended.

3.3.2 General

- Electricity sub-stations should not be located within or adjoining play areas.
- Ideally Inspection chambers should not be located within play areas. However, where this is unavoidable the inspection chamber must have a firmly sealed cover to prevent accidents.
- Fencing should be provided around all play areas in order to prevent dogs straying into such areas and to prevent children from wandering. This will be particularly important where the play area adjoins an estate road. Gates should be used to control access and should incorporate appropriate self-closing mechanisms.

3.3.3 Access

- Play areas should be designed to allow for ease of access by all, including disabled children and for parents with prams or pushchairs. Accessibility to any footpath network as outlined above will help to achieve this.
- The need for access for maintenance purposes should also be catered for (e.g. by the incorporation of double maintenance gates).

3.3.4 Surfacing

- The play area should be well drained in order to minimise the risk of flooding which could render the play area periodically unusable.
- The play area should incorporate an appropriate play surface such that the risk of injury is minimised. Safety surfaces, in accordance with European Safety Standards BS EN1176/1177 or an appropriate alternative in operation at the time of installation, should be provided around all play equipment. It should be noted that the use of loose fill (e.g. bark mulch, wood shavings and sand) may attract additional expenditure for maintenance which will be reflected in the commuted sums payment required.

3.3.5 Landscaping

Play areas should incorporate appropriate landscaping. Landscaping can perform a number of functions including enhancing the appearance of a play area and the wider environment.

- The proposed landscaping scheme should be an integral part of the broader landscaping scheme for the site. Wherever possible the proposed landscaping scheme should seek to incorporate any existing natural features such as trees.
- The proposed landscaping should incorporate a buffer between the proposed play area and any dwellings in the immediate vicinity.
- Landscaping can also be used to break up larger play areas to discourage their use for ball games, unless designed specifically for that purpose.
- Any proposed species should be appropriate to both the use and the size of the proposed play area. Thorn species will only be appropriate where they are intended to protect nearby dwellings from problems of nuisance and disturbance.
- Landscaping proposals should be robust and take into account the need to avoid undue effects from vandalism.
- The landscaping scheme should have regard to the need to be capable of easy maintenance with convenient access for mowing machinery and other plant.
- Low level planting will be most appropriate around the boundary of a play area in order to maintain visibility in to the play area.
- Fast growing trees and shrubs should be restricted to areas where they will not obscure views into the play area or where they are required as a buffer with nearby dwellings.
- Further details regarding planting and seeding specification is set out in the model Section 106 agreement attached at appendix A.
- The Council will require that any play area be maintained at the developers expense for a period of 12 months from the completion of the play area.
- When the play area is handed over to the appropriate authority (see paragraph 5.6.1) the Council will require a commuted sum equivalent to the cost of maintenance for the next 5 years (see section 3.5).

3.4 PLAY EQUIPMENT

3.4.1 The provision of play equipment within play areas will enhance their play value. The Council will require that all play areas include the provision of suitable play equipment which provides for a range of activities including climbing, swinging and sliding.

3.4.2 The Council recognises that the amount and type of equipment provided will depend upon the size of the play area provided, the size of any play area in turn is determined by the scale of development proposed. The larger a proposed development the larger the associated play area and hence the greater the opportunity for meeting as wide a range of play needs as possible.

3.4.3 It is essential that all play areas meet the needs of very young children on their doorstep. Older children are more likely to be prepared to travel further distances to play areas and the older the children the easier it will be for them to do this on their own. Having regard to this the type and amount of equipment required will be as follows:

10-19 dwellings

The needs of young children (i.e. up to 6 years old) should be catered for by the inclusion of small pieces of equipment. A minimum of 3 activities should be catered for.

20 - 49 dwellings

The needs of children to the age of 14 should be catered for by the inclusion of a range of equipment suitable for the varying age groups. A minimum of 5 activities should be catered for. Such areas should be laid out and designed to ensure that the various areas and pieces of equipment will be used by the appropriate age group for whom they are intended.

50 - 99 dwellings

The needs of children to the age of 14 should be catered for by the inclusion of a range of equipment suitable for the varying age groups. A minimum of 8 activities should be catered for. Such areas should be laid out and designed to ensure that the various areas and pieces of equipment will be used by the appropriate age group for whom they are intended.

99+ dwellings

As for 50 - 99 dwellings but in addition a kickabout area should be included. Formal provision should also be provided as outlined in section 4.

3.4.4 In all of the above cases the aim should be to provide as wide a range of play experiences as can be catered for within the size of area available. It should be noted that the number of dwellings referred to above is those likely to be served by a particular play area and not necessarily the total size of the development proposed. Thus for example developments of more than 99 dwellings may involve the provision of a range of play areas of varying sizes.

- All play equipment should comply with the European Safety Standard BS1176/1177 or appropriate alternative in operation at the time that the play equipment is installed.
- A commuted sum will be required for a period of 5 years from the date of hand over to the appropriate authority (see section 3.5).
- Where appropriate seating and litter bins should be included as part of any play area.

3.5 MAINTENANCE

3.5.1 As outlined above the Council will require that the costs of maintenance associated with a play area is met by the developer for a period of 5 years from the date of hand over to the appropriate authority. This will normally be the relevant Parish/Town Council with the District Council being responsible for the Coalville

Urban Area or where the relevant Parish/Town Council does not wish to take on the play area. In these circumstances, after the initial 5-year maintenance period covered by the commuted sum, any maintenance costs incurred by the District Council will be recharged to the Parish/Town concerned.

3.5.2 The costs of maintenance covered will include grass cutting at 14 times per annum, shrubs and trees, and an annual inspection of the play equipment by an appropriate individual. The costs will be based on figures supplied by the District Council as at 1 April 2001, unless alternative costs are specified by the Parish/Town Council concerned when the necessary legal agreement is being prepared. These costs will be reviewed every five years.

3.5.3 In drawing up any legal agreement the maintenance costs will be those in operation at the time that permission is granted and projected forward in line with the General Index of Retail Prices applicable at the time the payment will be required.

3.6 TIMING OF PROVISION

3.6.1 The Council will seek to ensure that play areas are provided as early in the development as possible. A condition will be imposed on any planning permission to ensure that this is achieved. However, each application will be different and so it would not be appropriate to specify a general target. Regard will be had to a variety of factors including the scale of development proposed, the location of the proposed play area and any phasing of development.

3.7 EXCEPTIONS

3.7.1 There may be occasions when it would not be appropriate to seek the provision of a play area. Such circumstances could include where the development proposed is not for occupation by families, for example dwellings for elderly people or single people by virtue of having only one bedroom.

3.7.2 However, there may be circumstances where an existing play area or other areas of public open space within reasonable walking distance³ of all parts of the proposed site either

- (i) satisfies the needs of the area, including the proposed development, or
- (ii) has the potential to be expanded to meet the needs of the area.

3.7.3 In the case of (i) the Council will not seek any additional provision of play areas. However, in the case of (ii) the Council will require a commuted sum towards the cost of upgrading or extending the existing facilities, for example through the provision of additional play equipment. The amount of contribution sought will be equal to the cost of upgrading the facilities, including any costs required for the acquisition of additional land or other improvements (e.g. drainage), as agreed by all parties.

3.7.4 There will also be a requirement for a commuted sum for a period of five years towards the additional maintenance costs resulting from the new provision.

3.7.5 A legal agreement will be required to secure the necessary contribution. The appropriate landowner of the existing play area will be required to be a party to any such agreement. In the event that this is not possible the Council will require play provision to be made on site.

4. FORMAL RECREATION OPEN SPACE PROVISION

4.1 In addition to the provision of children's play areas the provision of formal recreation open space may also be required. Not all new housing developments will need to make such provision. The determining factor will be the scale of development proposed.

4.2 Policy L22 of the Local Plan refers to " major new development " as requiring the provision of formal recreation open space. Major new development is defined in the adopted Leicestershire Structure Plan as usually more than 100 dwellings. The Council will use this threshold in considering the need for formal recreation space. However, there may be occasions where developments are just below this threshold (85-99 dwellings) and available information/evidence demonstrates a need for formal recreation open space in the locality. In these circumstances suitable provision may be sought.

4.3 If on site provision is not feasible a commuted sum towards the upgrading of existing facilities in the locality will be sought.

4.4 Formal recreation open space will generally be regarded as sports pitches (whether natural or artificial turf) and any associated changing facilities.

4.5 The amount of formal recreation open space required (on-site or off-site) will be calculated on the basis of the 'Six acre standard' for youth and adult use. Thus for every 1000 population that will be generated by a proposed development 1.6ha will be required. The average household size will be based upon that identified in the latest published national census statistics (2.49 at the 1991 census).

4.6 In addition to providing the necessary land, the developer will be required to undertake appropriate drainage and provide a commuted sum to cover maintenance for a 5-year period following the transfer of the site to the appropriate authority.

5. PROCEDURES

5.1 It is in the interest of all parties concerned that the provision of children's play areas and/or formal recreation facilities as part of new housing developments runs as smoothly as possible. The procedures outlined below are designed to achieve this and also identify the specific areas of responsibility at the various stages of the development process. These procedures will apply in respect of on-site provision.

5.2 Pre-application

5.2.1 Where the **District Council's** development control offices are consulted in respect of a proposed scheme they will provide advice in respect of:

- The need for children's play provision and any formal recreation facilities.
- The need for commuted sums towards maintenance as outlined in this guidance.
- The amount of any such provision required. Where a draft scheme is submitted this advice will be on the basis of the number of dwellings proposed.
- Where a **developer** intends to submit a draft scheme no details will be required as to the exact nature of any play space provision, other than location and size.

5.3 Application

5.3.1 The **developer** should:

- Identify any proposed play and formal recreation facilities on the plan(s) of the proposed layout. Such areas should be properly identified as "Play Area" or "Formal recreation area" and **not** as "open space".
- Submit detailed plans (scale 1:200) of the proposed play area(s) and any formal recreation facilities. The plan should show the proposed layout (the general disposition of play equipment, means of enclosure, pedestrian links into the area, type of surface and provision for maintenance vehicles/equipment) and landscaping of the play area, although exact details regarding the type of equipment and species of landscaping will not be required at this stage.
- Indicate when in the development it is proposed that the play area be provided.

5.3.2 The above requirements apply in relation to full applications. For outline applications the **developer** will only be required to indicate (via a legal agreement) their intent to provide a play area and (where required) formal recreation facilities in accordance with the advice in this guidance.

5.3.3 The **District Council's** development control section will:

- Consult with the Technical and Contracting and Support Officer in respect of applications in the Coalville Urban Area, principally in respect of possible maintenance issues. Consultation responses will be required within 21 days and any adverse comments will be reported to the developer to enable discussions to take place.
- Consult with the appropriate Parish/Town Council with 21 days for a response. Where the consultation identifies possible problems the Council will offer to arrange a meeting with the interested parties to enable further discussions to take place.
- Notify the developer at the earliest opportunity of any problems/issues that may arise as part of the consultation.

5.3.4 The **Parish/Town Council** should:

- Seek to respond within the time period specified.
- Make comments on the basis of the submitted scheme and having regard to the advice in this guidance. **Where appropriate the Parish/Town Council should bring to the attention of the District Council any particular local circumstances/information of relevance to the proposed development**

5.4 Planning approval

5.4.1 Where the District Council resolves to grant planning permission a legal agreement will be required to secure the provision of any play area(s) and formal recreation facilities. Such a legal agreement will involve **the District Council, the developer and/or landowner and any other party with an interest in the land** and, where appropriate **the Parish/Town Council**.

5.4.2 The **District Council** will seek to ensure that any legal agreement (which may include other matters) is completed as soon as possible. A model/standard draft

agreement is attached at appendix A. The legal agreement will specify (amongst other matters):

- The time at which the play area(s) and formal recreation facilities will be required as a result of negotiations. This will be expressed in terms of the number of dwellings occupied. The **developer** will be required to notify the District Council and/or Parish/Town Council in writing when this threshold is reached.
- The period within which the exact details of the proposed play area(s) and formal recreation facilities will be required. This will usually be within six months of the date of the grant of planning permission although this may be earlier where it is anticipated that the development will commence immediately and a six month date would be later than the number of dwellings specified (see above) for the actual provision of the play area.
- The annual cost for maintenance having regard to the need to allow for inflation.

5.4.3 The above matters will be applied in respect of full applications. For outline applications a legal agreement will only be required to ensure that the details are addressed as part of a subsequent reserved matters application.

5.5 Completion

5.5.1 Upon completion of the on-site provision the **developer** should in all instances notify the **District Council's Development Control section** in writing. Where the District Council is to adopt the play the **Technical and Contracting Support officer** will be notified and will contact the developer to arrange for an inspection within 21 days of receiving notification from the development control section. The inspection will verify that the scheme has been completed in accordance with the submitted details.

5.5.2 Once the inspection has been undertaken the **Technical and Contracting Support officer** will notify the developer and the development control section that the play area has been installed to his satisfaction or identify what additional works are required. Any further inspections will be arranged as necessary until such time as the works have been completed to the satisfaction of the Technical and Contracting Support officer

5.5.3 If at anytime during the development and initial maintenance of the play area it is apparent to the District Council that the necessary works have not been undertaken in a satisfactory manner, the District Council will reserve its right to ensure that such works are undertaken satisfactorily. Where appropriate this may involve the District Council undertaking the necessary works with any costs incurred being charged to the developer/landowner.

5.5.4 Where a **Parish /Town Council** is to adopt the play area it is suggested that they adopt similar procedures. Where requested the **Technical and Contracting Support officer** will undertake such inspections on behalf of a Parish/Town Council subject to the Parish/Town Council meeting any costs incurred. Any such request should be made during the preparation of the legal agreement.

5.6 Transfer to open space authority

5.6.1 Following a period of 12 months after the completion of the agreed scheme (as outlined above) the **developer** will be required to apply to the **District Council** for a Certificate of Compliance. The **Technical and Contracting Support officer** will undertake a final inspection to verify that the play area has been maintained to the reasonable satisfaction of the District Council. When the Certificate of Compliance has been issued the **developer** will be required to convey the appropriate commuted sum to the **District Council** or **Parish/Town Council** who will then take on the responsibilities for maintenance. Where the **District Council** is the adopting authority any commuted sums will be ringfenced for the purposes of maintenance only.

5.6.2 The conveyancing of the play area to the appropriate authority should be completed as soon as possible.

5.7 Off-site provision

5.7.1 Where off-site provision is to be made in accordance with section 3.7 a legal agreement will be required to secure the necessary financial contribution towards new play equipment and the commuted sums for maintenance.

5.8 General

5.8.1 In all cases the **developer** will be required to pay the District Council in respect of any reasonable costs incurred by the District Council in preparing the necessary legal agreement and any inspections undertaken prior to the issuing of the Certificate of Compliance

Appendix A

Please click below to view the

[Model Legal Agreement \(42k\)](#)

Notes

¹ `The Six acre standard - minimum standards for outdoor playing space` NPFA 1992

² `The Six acre standard - minimum standards for outdoor playing space` NPFA 1992

³ 400 metres walking distance or a straight-line distance of 240 metres as defined by the NPFA