



Minimum Space Standards: Play Provision: Active Play/Open Space

Small Developments (less than 30 dwellings)

No minimum play space requirement or requirement for play area, but casual or informal play should be provided at the discretion of the council.

Medium Developments (30 to 99 dwellings)

Total minimum play space 1,500 square meters with at least 500 square meters to be equipped play space.

Large Developments (100 to 199 dwellings)

Total minimum play space 3,500 square meters with at least 1,000 square meters to be equipped play space.

Major Developments (Over 200 dwellings)

Total minimum play space 6,000 square meters with at least 2,000 square meters to be equipped play space.

Prior to the submission of a residential proposal

Applicants should contact the Play Services Manager and consider the following when preparing active play areas and providing open spaces within new residential areas.

All aspects of the play area provision should conform to the safety standards contained within BS EN 1176 and BS EN 1177.

Location and accessibility

Play areas should be located towards the centre of the housing development on the main pedestrian desire routes. Play areas should also be located away from major access or distributor roads, water courses with steep embankments and overhead service installations.

Play facilities should be sited sufficiently distant from housing to prevent nuisance (15 meters minimum from plot boundaries is recommended) but close enough to allow for passive supervision.

Specific needs

Play areas should provide an attractive range of facilities in order to encourage their continued reuse. In this respect play equipment should provide a range of play activities. For example:

- Swinging
- Sliding
- Climbing
- Balancing
- Rocking
- Manipulative
- Imagination

Consideration should also be given to the needs and requirements of 11 to 15 year old age group and parents accompanying children to play areas.

All play areas are required to be dog proof and should be designed with fencing and a dog grid or outward opening, self-closing gate.