

**PLAY SPACE EVALUATION REPORT
AND ACTION PLAN
(WAVENEY 2017)**



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Introduction

In April 2015 Sentinel Leisure Trust (SLT) was commissioned by Waveney District Council (WDC) through the partnerships added value measures to undertake the strategic role of Play Development. The Main focus being to audit and review WDC owned provision and to create and deliver an action plan to improve and sustain play their play provision.

Through this added value service, Sentinel provides evidence of the effective allocation and management of the WDC play revenue budget (held and managed by Waveney Norse and the S106 budget (held by WDC).

For clarity, Waveney Norse are commissioned by WDC to manage, maintain, repair and keep clean all WDC owned play areas however, Sentinel's strategic role is to advise Waveney Norse on resource focus and developments to enable a more strategic provision and service throughout the district. It is also to oversee the service of Waveney Norse in terms of play maintenance to ensure that it is delivered effectively with strategic support.

Following the transfer of the majority of play spaces earlier this financial year from WDC ownership to the newly formed Lowestoft Parish Council and Oulton Broad Parish Council the evaluation was reformed to reflect in this report WDC owned play spaces only. To support the newly created parish councils Sentinel also audited and provided both with their own evaluation report and action plans that have been provided to the respective organisations to review, consider and adopt to assist them in their new local roles and responsibilities over the assets.

This report shows the findings from the Play Space Evaluation Audit undertaken during October 2017 for WDC owned play provision. It presents recommendations based on these findings for the future planning and management of strategic resource and assets to help facilitate improvements to play provision and services whilst considering the initial budgets allocated. This report and subsequent updates will help inform WDC's Green Infrastructure Strategy (2015) and subsequent updates in the future to provide a coordinated approach to delivering and maintaining open space for the benefit of the wider community and the environment.

The Play Evaluation (Audit) considers the following areas:

- **Play Value**
 - The quantified quality of play provision across the District.
- **Condition¹**
 - The visual condition of play provision (attractiveness);
 - Ancillary provisions (bench, bin, and access).
- **Catchment**
 - Play spaces were evaluated in terms of their catchment and age related provision. The report highlights areas of under and over provision.
- **District and sub-region priority²**
 - The report identifies each the priority of play spaces in the District and sub areas (town/parish) to assist communities to prioritise locally;
- **Current resource (Norse)**
 - Staff resource;
 - Technology currently used and available;
 - Inspection regimes;
 - Repair and maintenance budget.
- **Current budgets and funding**
 - Current S106 process and funds;
 - Current and future Community Infrastructure Levy (CIL) process and funds.
- **New developments**
 - Liaison with developers;
 - Input and influence at pre-planning stages;
 - Sustainability, inclusion and quality through design.

¹ Detailed health and safety condition and regulation compliance does not form part of this report as the annual ROSPA report for all play spaces fulfils this obligation.

² Public consultation on the usage of each play space was not conducted.

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1. Summary

Play Spaces

There are now only 46 equipped play spaces under the ownership of WDC across the district with no clear or consistent pattern of ownership. All of these have been audited within this report. Non-WDC sites that do directly impact on WDC owned sites have not been considered within this action plan.

With the recent play space asset transfers to local councils Lowestoft and Oulton Broad Parish, WDC now own and are responsible for 46 equipped play spaces across the district compared to 87 play spaces in 2008.

With the budgetary pressures and limits on the Council it is proving hard if not impossible to maintain all equipped play spaces to a high standard. S106 funding budgets are being phased out and are being used effectively to address play provision / value deficits however, these funds are finite and will be completely depleted within the next 12-24 months.

The Community Infrastructure Levy (CIL) is the process for collecting and distributing developer contributions that has superseded S106 agreements. This is now a fixed charge for developers depending on the location and size of the development itself.

The CIL contribution is split between WDC and the local council from which the development takes place 85/15 respectfully. Unless the local town / parish council has an adopted neighbourhood plan in which case it is split 75/25 respectfully.

CIL funds can be used to improve play and open space provision, however, they are intended to deliver facilities that will serve new development. The use of a significant proportion of these funds is decided by the WDC as stated above with the priority focus on unlocking development through infrastructure. This report can help justify where and what type of investment is required in play spaces in the District. If an existing play space has the potential to serve a new development given its location then it could qualify for CIL funding.

Considering the recent changes to ownership, the following recommendations are proposed in order to sustain good quality play provision across the district for future generations of the community to enjoy.

1. Reduce the amount of play spaces operated by WDC to ensure that current budgets maximise the benefit for the remaining provision and community. This will clarify the strategic approach to play provision across the District and set out a clear approach to the forward capital replenishment plan utilising existing revenue funds and funds generated through new development.
2. To actively seek to transfer play spaces to appropriate organisations such as Town and Parish Councils who wish to take ownership and liability for them ensuring that they remain available to the community and are managed and maintained effectively through the local utilisation of current and future CIL funds.
3. To consider how non-equipped play spaces (or play spaces that have had their play equipment recently removed) function within an area and the value they provide for the community. The undertaking of an open space needs

assessment³ will help identify if these open spaces are still required. If they are judged to no longer be required, to then consider if alternative uses are appropriate. If so, consider how funds raised can be reinvested in other open spaces to increase the quality of play.

4. To suggest inclusion of priority play space equipment within the Council's forward capital replacement programme to ensure that play equipment is treated as a public asset and that its replacement is planned within the Council's forward capital programme.

³ Open space needs assessments are used to identify open space in an area, its function and how it relates to other aspects of the open space and green infrastructure network provided to meet the needs of the community. Over time the function of an open space (e.g. play space) can change affecting how an area is serviced with community facilities. An open space needs assessment can assist with identifying the short-term and strategic impact of such changes and assess if open space still provides the value it was originally designed for, if it could provide greater community benefit if used as another for of open space or in some cases if an open space if still required and alternative uses could be considered.

Where an open space needs assessment is undertaken this should involve appropriate stakeholders such as Planning and Environmental Health who can support the process with advice related to how an open space serves an area and information about unseen constraints that might be associated with the site which may be a reason why the site was designated as open space originally.

Inspection and maintenance resource

Due to the recent mass transfer of play spaces to the newly formed Lowestoft and Oulton Broad Parish Councils, a new adaptive strategy needs to be adopted.

Sentinel Leisure Trust are working with the Parish Councils and Waveney Norse throughout the initial transition period to ensure support can be given in terms of a strategy for play spaces and play development across the district. Sentinel will provide both Lowestoft PC and Oulton Broad PC with an initial year review, audit and strategic action plan for their respective areas and play spaces.

Although play spaces have been transferred to Lowestoft and Oulton Broad Parish Councils – Waveney Norse are still providing the management and maintenance services throughout the initial transition period.

The following recommendations are still appropriate to provide an improved and comprehensive inspection / repair and maintenance regime for play:

1. Reduce the amount of equipped play spaces where appropriate to do so in order to free up resource from the inspection regime to complete more reactive minor repair / maintenance works.
2. Review the inspection regime and produce more efficient inspection routes as well as risk assess each play space and set appropriate frequencies of inspection based on play value, equipment condition, usage and any historical data, thus enabling more time to be allocated to maintenance and repair.
3. To develop and deliver a public reporting system so that users of play spaces and parents can more easily report any issues direct to those with the responsibility of addressing the issues. Such systems can include at QR code links and information on updated play signage so that the communication can be electronic, instant and recorded through smart phones etc.

The current budget transferred to and managed by Waveney Norse for play inspection and maintenance services is £103k per annum following the recent transfer of play spaces to Lowestoft and Oulton Broad Parish Councils. The following future allocation of the budget at Waveney Norse is recommended. This has been discussed and agreed by Waveney Norse and forms part of the Service Level Agreement (SLA) between SLT and Waveney Norse.

Staffing	£'s pa
Play Manager (0.5 FTE) & Inspector (1.0 FTE)	24,700
Maintenance	£'s pa
- ROSPA Annual Inspections (annual inspection and report)	3,000
- Software(licence for inspection / R&M programme and equipment)	1,700
- Repair & Maintenance (reactive budget)	27,600
- Replacement (planned budget)	22,000
- Grounds Maintenance (grass cutting schedules etc.)	24,000
TOTAL	103,000

Although the budget has been reduced directly proportionally to the number of play places that have been recently transferred – the budget may not reflect the size, condition or quantity of remaining play spaces owned by WDC.

Recommendations:

- That regular meetings are held between SLT and Waveney Norse that monitor, review and continually improve the following regarding WDC owned play spaces;
 - Management systems and processes ensure that they are the most efficient and streamline process to cut down time required to process orders and works;
 - That the Repair and Maintenance (R&M) budget is effectively allocated as above table;
 - Grounds maintenance schedules regarding seasonality, usage and growth.
 - Inspection regime to ensure an efficient split between inspection and maintenance works;
 - Play equipment replacement be considered within WDC forward capital replacement programmes, external funding applications and CIL applications.
- That delegated power is given to the Strategic Director for the allocation and specification of S106 monies on WDC owned sites & equipment in consultation with the Cabinet Member for Customers & Communities. Ward Councillors / Town and Parish Councils will be notified of any major projects / improvement for comment to gauge local feedback and input into future schemes and provision.
- SLT will produce FREE initial play space evaluations, review and strategic action plan to both Lowestoft and Oulton Broad Parish Council's for review and adoption if they so wish.

New developments

As identified in the play space audit and play evaluation, there are a large majority of play spaces that are located at the periphery of estate developments, towns and villages.

This manufactures play spaces with catchments that may not maximise the potential coverage of the residential areas that they are intended to service.

This can lead to underused and inappropriately located play spaces that fall by the way side leaving the local community with little or no play provision or play value.

Moving forward it is essential that the play evaluation tool and catchment mapping is utilise at pre-planning stage for any new development to ensure that appropriate feedback and recommendations to the developer are given in order that future play spaces and provision are best located to serve the residential areas they are intended to serve.

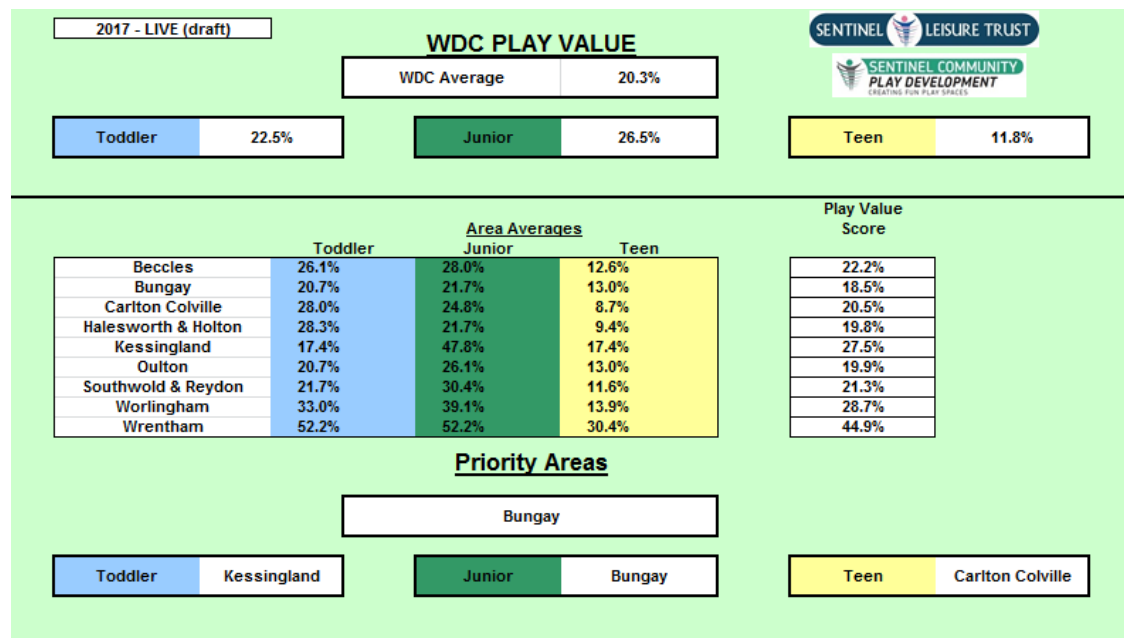
Recommendations:

- That SLT and Waveney Norse are continued to be consulted as part of the pre-planning consultations / review for any new developments that include on-site play space to ensure that an appropriate range and standard is acquired
- That SLT and Waveney Norse continue to work with Planning to establish a clear and defined route to apply for CIL funding to deliver improvements based on the priority and requirements generated through the play evaluation audits.

2. WDC Play Value Evaluation 2017

WDC Overview

The screen shot below presents the high level output from the Play Evaluation Tool from the 2017 play value audit.



The Play Evaluation Tool is used to audit the play areas features an automated system. This compares all of the data collected from the play spaces and generates the output above. This presents WDC's play value averages (collective and age specific) and automatically identifies areas that need to be prioritised to improve the WDC's play value.

This system enables a clear, unbiased and objective assessment of all play areas which allows WDC to make an informed decision as to where to invest funds to improve and sustain their owned play provision.

To enable categorisation and comparison between the play value of various different play spaces. The following 'banding' has been used. 22.6% (2015 District Average – All sites regardless of ownership) defines the midpoint of the play quality banding.

4 categories are then defined using this point

LOW Quality	MEDIUM Quality	HIGH Quality	EXCELLENT Quality
0% < 11.3%	11.4% < 22.6%	22.7% < 34.0%	34.1% and above

As this report will be updated every two years with the developments of the play spaces, WDC average (midpoint) becomes an ever-changing benchmark. A full (all site) league table⁴ is included at Appendix C.

Each age group therefore has its own banding dependant on WDC average for the respective age group as below.

⁴ The league table features the combined (toddler, junior and teen) score average for each site. To understand the true picture for each site, the independent age scores must be considered. However, this is a good benchmarking exercise to focus resource.

TODDLER

LOW Quality	MEDIUM Quality	HIGH Quality	EXCELLENT Quality
0% < 13.5%	13.6% < 26.8%	26.9% < 40.4%	40.5% and above

JUNIOR

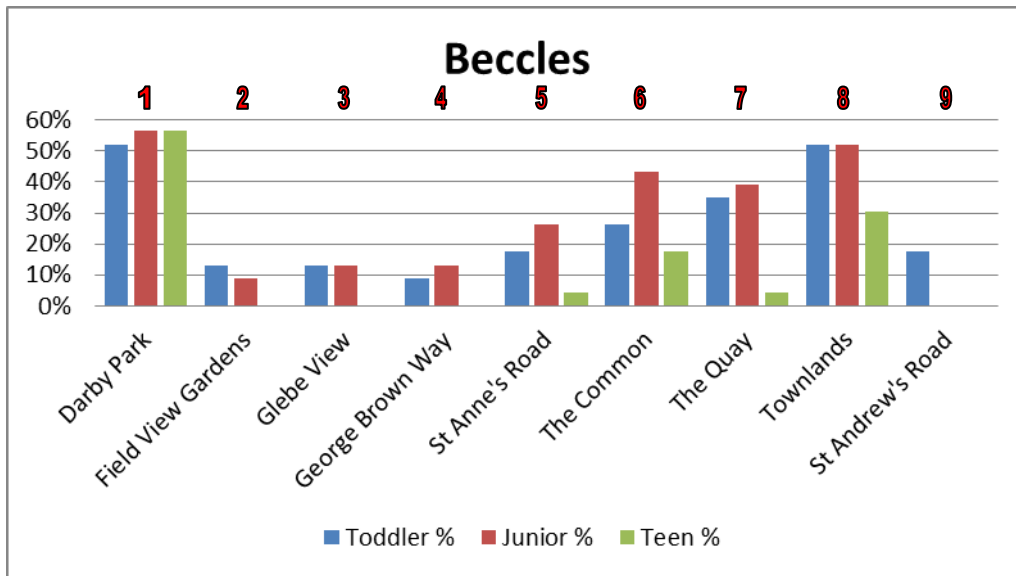
LOW Quality	MEDIUM Quality	HIGH Quality	EXCELLENT Quality
0% < 14.6%	14.7% < 29.2%	29.3% < 43.9%	44.0% and above

TEEN

LOW Quality	MEDIUM Quality	HIGH Quality	EXCELLENT Quality
0% < 5.9%	6.0% < 11.8%	11.9% < 17.8%	17.9% and above

A full list of scores per age group for all sites is included in Appendix D.

Beccles



Sub area overall banding: detailed site specific banding is included at appendix C.

BECCLES sub area play value – Overall Medium Quality (22.2%)		
Toddler	26.1%	Medium Quality
Junior	28.0%	Medium Quality
Teen	12.6%	High Quality

Beccles: Equipped play spaces and respective catchments



Sourced from WDC OSNA (2015)

ACTION PLAN for WDC owned sites in Beccles

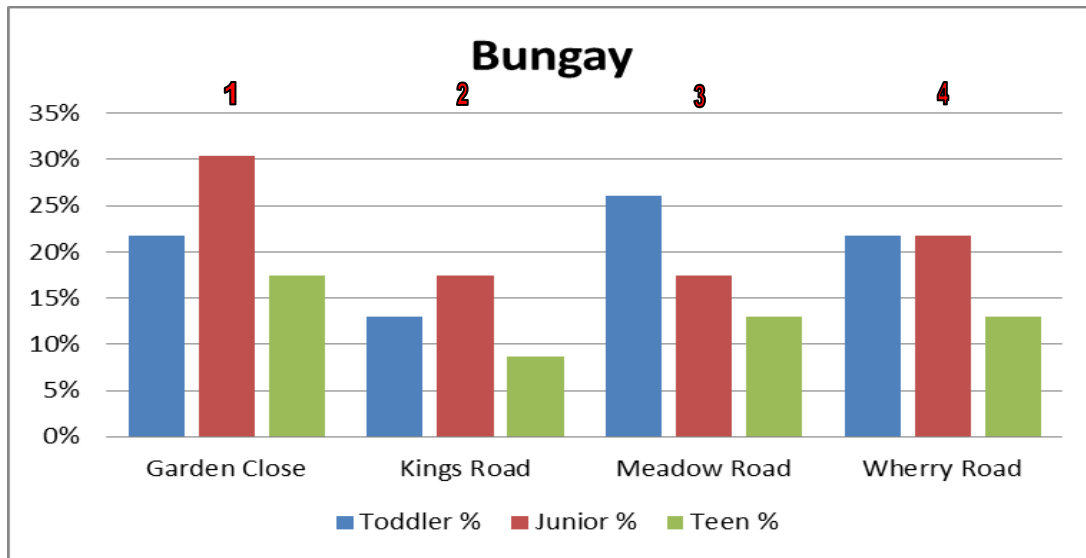
AREA	PLAYSPACE	RECOMMENDATION
Beccles	Darby Park	<p>A large play space located in South Beccles. The park was subject to a very successful Playbuilder funded project around 2010 where the local children delivered a £75k project to improve the play provision in the park. The park provides excellent provision for all ages and functions as a satellite park in this area of Beccles.</p> <p>Essential elements – 9/9</p> <p>Recommendation: Maintain the play space as the key location for play in southern Beccles.</p>
	Field View Gardens	<p>A square small green space located in the south east of Beccles. The play space provides below average play value for toddlers and juniors. The majority of the catchment of the play space is overlapped by Foxglove Close play space located 60m away which is larger and has better play provision.</p> <p>Consultation with BTC has indicated that the TC feel that the space is ‘fundamental to the locations character’ as a grassed area for younger children to play on.</p> <p>Essential elements – 5/9</p> <p>Recommendations: Maintain the equipment through to the end of its serviceable life. Remove the equipment and maintain as an open space / amenity space. Once the play equipment has been removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Glebe View	<p>A fair sized parcel of open space on a path route through the residential estate. The space offers below average play value to junior and toddler ages. The catchment for the space is completely enveloped by that of Darby Park and is overlapped by catchments associated with St Andrew’s Road, Bramley Drive, St Anne’s Road and Townlands. Around 95% of its catchment area is overlapped by at least two other play spaces.</p>

		<p>Consultation with BTC suggests that the space is an 'essential local amenity'.</p> <p>Essential elements – 7/9</p> <p>Recommendation: Maintain the equipment through to the end of its serviceable life (within next 24months). Remove the equipment and maintain as an open space / amenity space.</p> <p>Once the play equipment has been removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	George Brown Way (Bramley Rise)	<p>A large 'dell' green space with an amount of wooded area at the bottom. Located at the bottom is an aged play unit approaching the end of its serviceable life (24months). The play space provides below average play value for juniors and toddlers. 90% of its catchment is overlapped by at least two other catchment areas of nearby play spaces.</p> <p>Essential elements – 5/9</p> <p>Recommendation: To maintain the play equipment through to the end of its serviceable life and then remove provision. Once the equipment is removed retain as open space to provide amenity in the local area.</p>
	St Anne's Road	<p>A small play space located between two roads with hedging surrounding the play space which can make it very secluded. The catchment area for the play space is completely enveloped by that of Darby Park. However, it is the most northern play space of south Beccles providing good play provision for toddlers and juniors.</p> <p>Consultation with BTC has suggested that the hedge row is firmly part of the local street scene and should not be removed.</p> <p>Essential elements – 8/9</p> <p>Recommendation: To make the sites access and egress safer maintain lower height of the hedge where it is adjacent to each gate/entry to increase the angle of view to children leaving the space onto the path and road.</p>

	The Common	<p>A secluded skate park (BTC owned) and separate junior / toddler play space located at the Town's Common. It provides very good play value but has no residences within its catchment area making this site only accessible to those who can drive or walk to the location.</p> <p>Skatepark through to Sport England Stage 2 for external funding of approx. £150,000 to improve the skatepark.</p> <p>Essential elements – 7/9</p> <p>Recommendation:</p> <p>The BFCT (Beccles Fenland Charity Trust) have indicated that they would consider taking on the play park ownership and responsibility of the site.</p> <p>To improve to an agreeable standard and support and broker the transfer of the site to the BFCT.</p>
	The Quay	<p>The Town's local park has parking, toilets and good play provision for juniors and toddlers. The play equipment is very repetitive which is why its scores low relative to the amount of provision at the site. It serves as the only play provision for North Beccles due to the equipped play area located on Beccles Common being a distance from residents, Waveney Meadow not providing much play value and Denmark Road (Pig Lane) being reduced to a simple open space due to misuse.</p> <p>Essential elements – 8/9</p> <p>Recommendation:</p> <p>To improve and maintain to reflect its value as the local park in Beccles. Replace equipment at the end of its life to provide a greater array of play elements to improve its play value as and when funding becomes available.</p>
	Townlands	<p>A well provided play space that has a lot of equipment and excellent play value for all ages. The space's catchment provides for the southernmost area of Beccles. 60% of its catchment covers non-residential areas (fields). The other 40% is at least partially overlapped by all but one of the other play spaces in southern Beccles.</p>

		<p>Essential elements – 7/9</p> <p>Recommendation: Maintain the provision through to its serviceable life. When equipment requires replacing, review the local need and usage.</p>
	St Andrew's Road	<p>Sometimes an overgrown and messy looking play space for small toddlers. The site is completely surrounded by hedges and foliage making the space very secluded and under-used. The site now has more than one access and egress point. Its catchment is overlapped by three other play spaces.</p> <p>Essential elements – 7/9</p> <p>Recommendation: Ensure hedging is maintained. Maintain equipment to the end of its serviceable life. When equipment requires replacing, review the local need and usage.</p>
	Denmark Road (Pig Lane) (non-equipped)	<p>A small open space poorly located behind residential properties accessible via an alley way. The space was experiencing misuse back in 2009 resulting in the degraded play equipment and walled planter with seating being removed to increase natural surveillance and visibility and deter misuse. The site no longer provides play value and the area lies with the catchment area of local park of Beccles Quay.</p> <p>Consultation with Beccles Town Council (BTC) highlights that this space is used as a 'local community open space'.</p> <p>Essential elements – 0/0</p> <p>Recommendations: Maintain as an open space but consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>

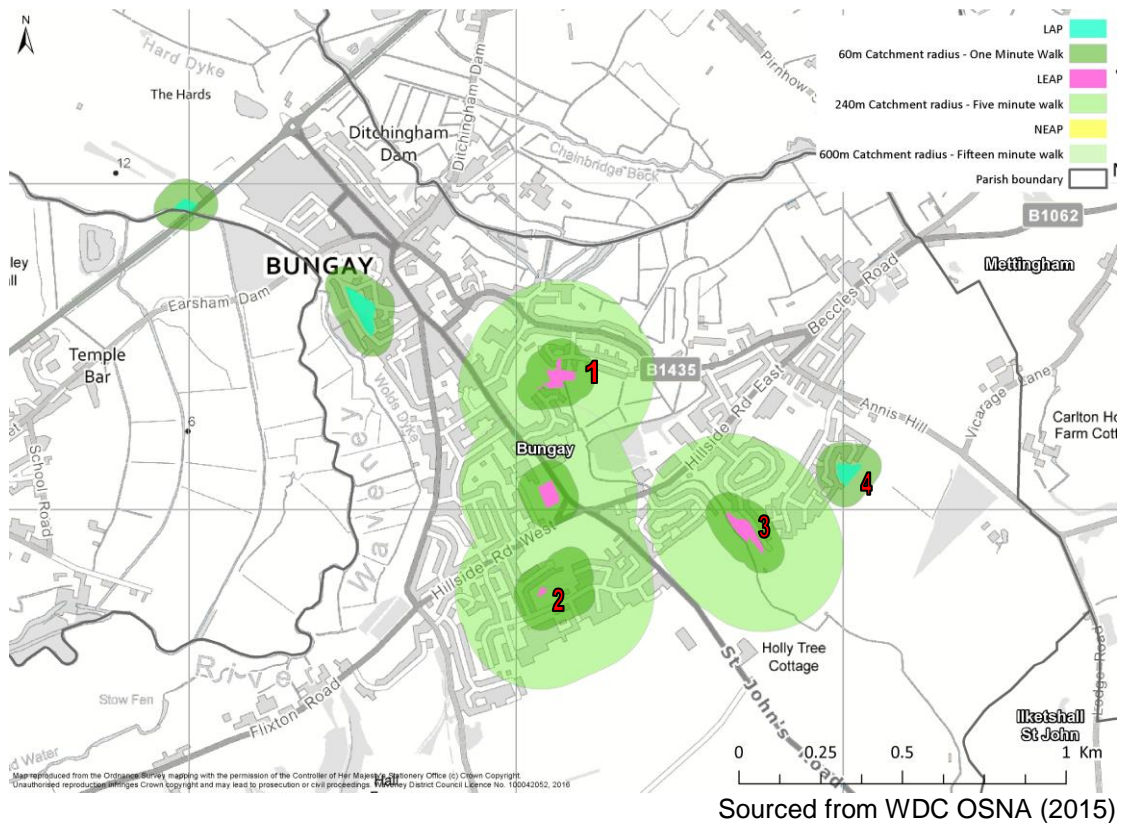
Bungay



Sub area overall banding: detailed site specific banding is included at appendix C.

BUNGAY sub area play value – Overall Medium Quality (18.5%)		
Toddler	20.7%	Medium Quality
Junior	21.7%	Medium Quality
Teen	13%	High Quality

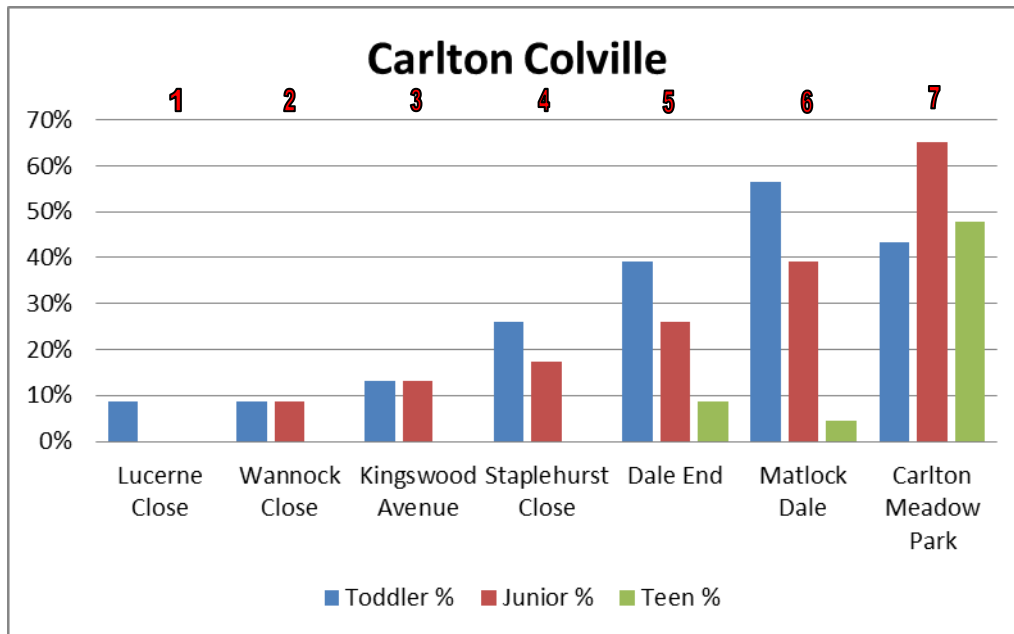
Bungay: Equipped play spaces and respective catchments



ACTION PLAN for WDC sites in Bungay

AREA	PLAYSPACE	RECOMMENDATION
Bungay	Garden Close	<p>A large play space that provides good play value for all ages.</p> <p>Essential elements – 8/9</p> <p>Recommendation: To sustain and maintain provision on the site for toddlers and juniors. At end of serviceable life, investigate type of kit through consultation with community.</p>
	Kings Road	<p>A large green space with aged play provision for all ages sitting adjacent to the local high school.</p> <p>Essential elements – 9/9</p> <p>Recommendation: To clean and repaint the current provision and tidy up the site to become more attractive for local children to use. If the play equipment is removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required (all or part of).</p>
	Meadow Road	<p>A fair sized play space with good play provision for all ages.</p> <p>Essential elements – 8/9</p> <p>Recommendations: To maintain and sustain the provision on site to provide good play provision for the local community.</p>
	Wherry Road	<p>A small play space located at the peripheral of Bungay to the east.</p> <p>Essential elements – 8/9</p> <p>Recommendations: To maintain and sustain the provision on site to provide good play provision for the local community.</p>

Carlton Colville (including Carlton)

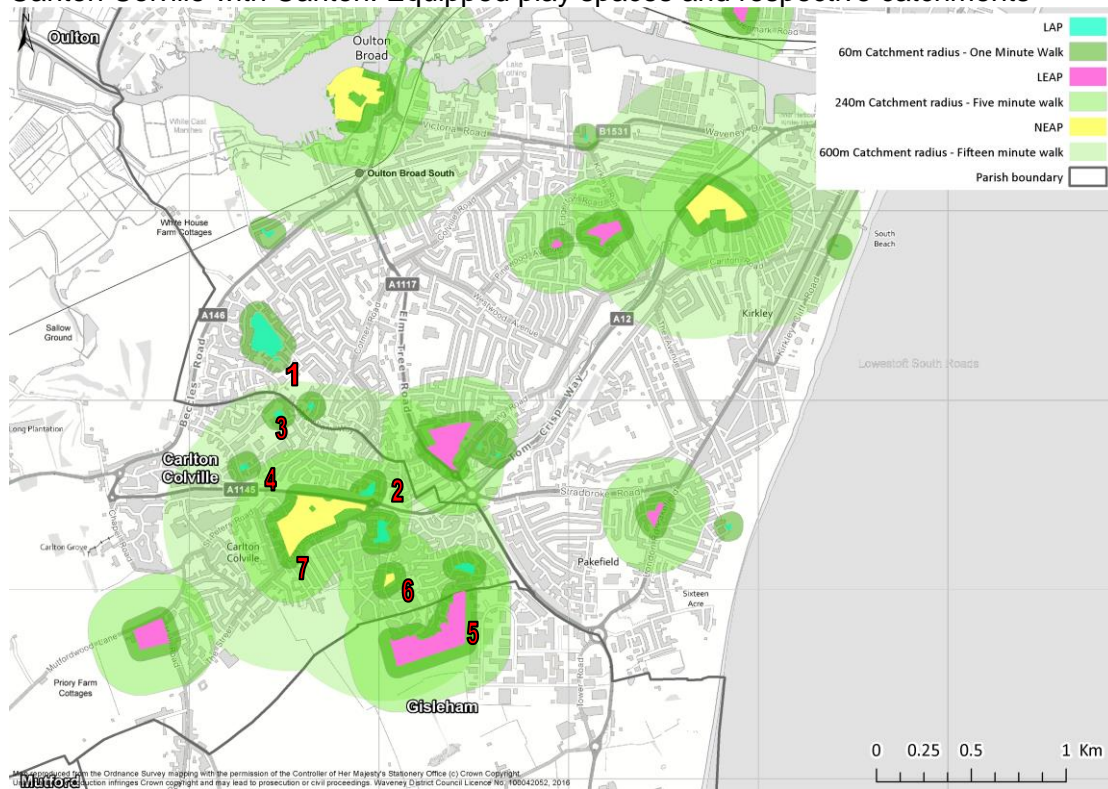


Sub area overall banding: detailed site specific banding is included at appendix C.

CARLTON COLVILLE (with CARLTON) sub area play value – Medium Quality (20.5%)

Toddler	28.0%	High Quality
Junior	24.8%	Medium Quality
Teen	8.7%	Medium Quality

Carlton Colville with Carlton: Equipped play spaces and respective catchments



Sourced from WDC OSNA (2015)

ACTION PLAN for WDC owned sites in Carlton Colville & Carlton

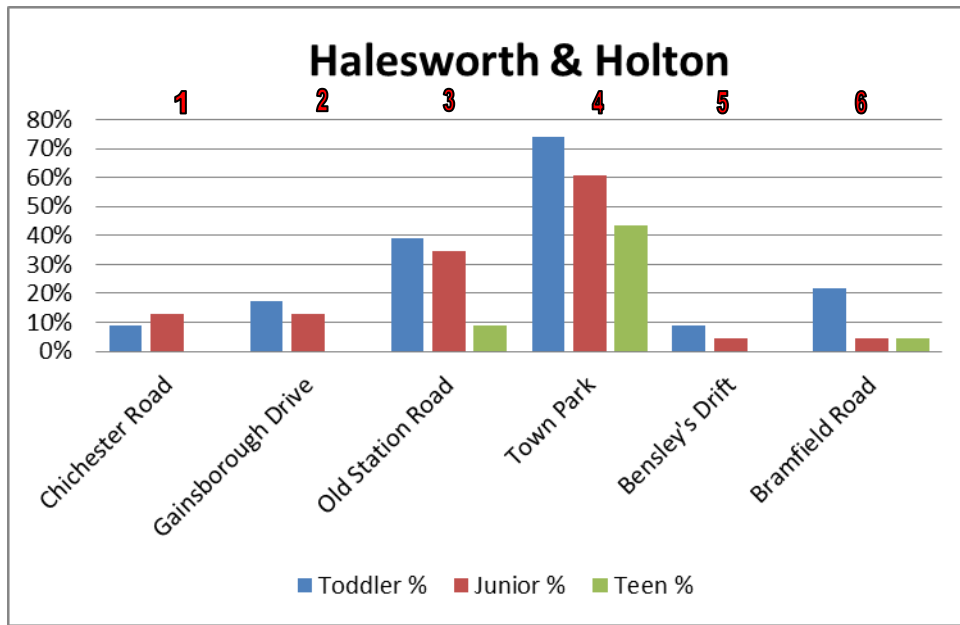
AREA	PLAYSPACE	RECOMMENDATION
Carlton Colville	Lucerne Close (Carlton)	<p>A very small poorly located play space serving only the adjacent half a dozen residential properties. The play space is on a bending road with poor lines of site. The play area is located very close to Clarkes Lane. Equipment recently repainted in 2017.</p> <p>Essential element score – 9/9</p> <p>Recommendations: Maintain the provision through to the end of its life but with the intention not to replace. Future investment should be directed towards replacement provision in the adjacent site (Clarkes Lane).</p> <p>Once the play equipment has been removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Wannock Close	<p>Poorly provided play space that serves the south east area off Ashburnham Way on Carlton Colville. Its catchment overlaps with and Matlock Dale, however, the busy Castleton Avenue separates residents from play spaces in the area. The catchment area of Wannock Close is also enveloped by that of Carlton Meadow Park, a large local park serving the Carlton Colville area.</p> <p>Essential element score – 8/9</p> <p>Recommendation: To maintain through to its serviceable life expectancy. To then conduct public consultation / review as to its viability and local need.</p>
	Kingswood Avenue	<p>A small green space located behind residential properties on a path through the estate. The play space only provides a few pieces of play equipment for the younger junior / toddler age range. Some of its catchment overlaps with Staplehurst Close which is located nearby within a residential area of higher density.</p> <p>Essential element score – 7/9</p> <p>Recommendation:</p>

		To maintain through to its serviceable life time and review its local need.
	Deepdale (non-equipped)	<p>Formerly a problematic play space located behind properties on a local pathway through the estate. Play provision spread across two sites within the open space was removed once they reached the end of their life cycle. Carlton Colville Town Council would consider the transfer of the site to them to provide additional allotment plots for residents.</p> <p>Essential element score – 0/9</p> <p>Recommendation:</p> <p>Consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Staplehurst Close	<p>A well-presented play space located at the end of a cul-de-sac. The aging play provision has limited value for the younger junior and toddler age groups of the local estate. The catchment of the play space overlaps with the Kingswood Avenue play space. It is also enveloped by the catchment area of Carlton Meadow Park.</p> <p>Essential element score – 7/9</p> <p>Recommendation:</p> <p>To conduct a local consultation to ascertain whether it is, or could be a well-used and valued play space if it received financial investment. If the play equipment is removed at the end of its life cycle Consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Dale End	<p>A large green space featuring a relatively large but aging and deteriorating play space with a multi-use games area, teen shelter and community centre. The space provides for all ages in the south east area of Carlton Colville. However, being located at the extremities of the estate, only 30% of its catchment covers the area where people live with much of the catchment covering open fields and an industrial area.</p> <p>Essential element score – 8/9</p>

		<p>Recommendation: To restore the play space to provide good quality play provision for all ages and replace the provision no longer available at Ranville.</p>
	Matlock Dale	<p>A well located and well used play space. The play space provides good play provision for junior and toddlers.</p> <p>Essential element score – 8/9</p> <p>Recommendation: To maintain the space to a high quality and to provide continued good play provision for the local community. Investment in the site will help off-set the loss of play provision at the Ranville and Deepdale sites. Consider minor refurbishment of some units to prolong life and improve aesthetics.</p>
	Carlton Meadow Park	<p>The largest park in South Lowestoft it serves the majority of residents living in the Carlton Colville area. The space includes a small toddler play area, some sporadic play/fitness pieces, a nature walk, skate park and a car park. Newly installed MUGA and junior equipment in October 2017</p> <p>Essential element score – 7/9</p> <p>Recommendation: Continue to progress skatepark project. Decision on design to be made and funding applications completed by end of 2017.</p>
	Ranville (non-equipped)	<p>A former play space that has had all of its play equipment removed. The space is overgrown which reduces its value to the surrounding area. The open space is enveloped within the catchment area of Dale End and lies just within the catchment of Carlton Meadow Park.</p> <p>Essential element score – 0/9</p> <p>Recommendation: Improve and remodel to a useable open space that can provide amenity value to the street scene and local area. Consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Ullswater (non-equipped)	<p>An open space as part of the local development. Cannot be equipped due to ground conditions.</p>

		Essential element score – 0/0 Recommendation: Remain as open space.
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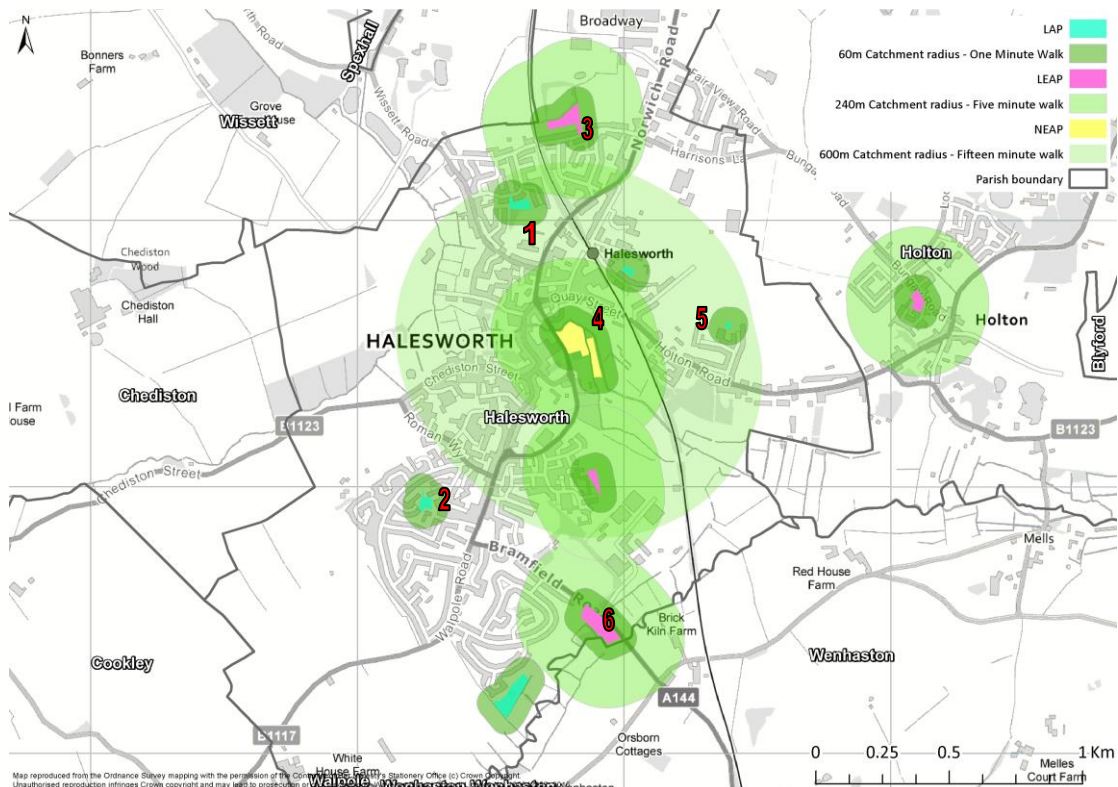
Halesworth & Holton



Sub area overall banding: detailed site specific banding is included at appendix C.

HALESWORTH & HOLTON sub area play value – Overall Medium Quality (19.8%)		
Toddler	28.3%	High Quality
Junior	21.7%	Medium Quality
Teen	9.4%	Medium Quality

Halesworth: Equipped play spaces and respective catchments



Sourced from WDC OSNA (2015)

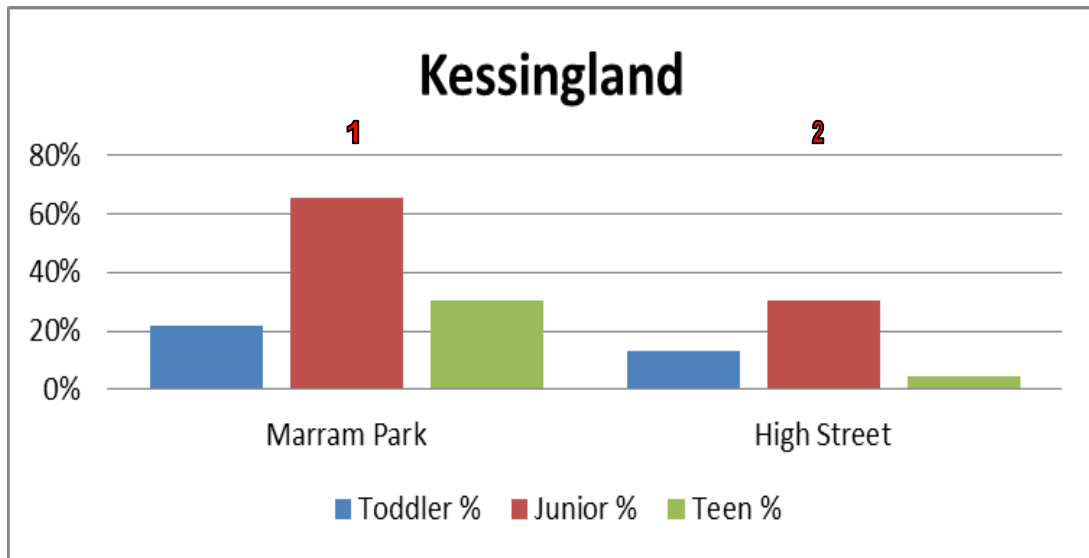
ACTION PLAN for WDC owned sites in Halesworth

AREA	PLAYSPACE	RECOMMENDATION
Halesworth	Chichester Road	<p>A fairly large play space in the northern part of Halesworth but with poor play provision. It is located out of site at the rear of residential properties and only accessible via a narrow piece of land that overlooks the adjacent property. 80% of its catchment is overlapped by Town Park and Old Station Road play space catchments.</p> <p>Essential elements – 5/9</p> <p>Recommendation: Maintain the equipment through to the end of its serviceable life. Remove the equipment and maintain as an open space / amenity space. Once the equipment has been removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Gainsborough Drive	<p>A small green space with little play provision. The site is situated centrally to the surrounding residential development but provides little play value for toddlers only.</p> <p>Essential elements – 6/9</p> <p>Improvements:</p> <ul style="list-style-type: none"> - Perimeter safety; - Bins; - Management signage. <p>Recommendation: Utilise the whole of the site and improve the play provision to provide good play value for juniors and toddlers as and when funding is available. This will secure the site as a valued play space for the south west residents of Halesworth. Project due to start end of 2017 / early 2018 to improve play space using Tesco Bags for Life Funds.</p>
	Kennedy Close (non-equipped)	<p>A relatively large green space at the southernmost extremity of Halesworth with no equipped play value. 75% of its catchment covers green fields.</p> <p>Essential elements – 6/9</p> <p>Recommendation: Consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open</p>

		space use or if the open space (all or in part) is still required.
	Old Station Road	<p>A large open space with some play units. Provision is located behind residences and is accessed by a corridor of green space. The site provides good play provision for junior and toddlers and below average provision for teens for northern area of Halesworth. 50% of its catchment covers open fields.</p> <p>Essential elements – 7/9 Improvements:</p> <ul style="list-style-type: none"> - Seating; - Bins. <p>Recommendation: To maintain and where possible improve the play provision at the site as the main northern play space in Halesworth.</p> <p>Improvements:</p> <ul style="list-style-type: none"> - Toddler (rocking, crawling, hanging); - Junior (climbing, swinging, rocking); - Teen (climbing, swinging, sliding).
	Town Park	<p>The local park provides a multitude of excellent play value for all ages with nearby parking and toilets.</p> <p>Essential elements – 7/9 Improvements:</p> <ul style="list-style-type: none"> - Provision condition; <p>Recommendation: To maintain and sustain the park as the Town's local park for all ages of play.</p>
	Bensley's Drift	<p>A very small plot of green space at the extremity of a peripheral estate to the east of Halesworth. The site provides very poor play value for toddlers and juniors.</p> <p>Essential elements – 6/9</p> <p>Recommendation: To conduct local consultation as to the need for the play space. Depending on feedback either improve the play space for juniors and toddlers utilising any available funds or consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Bramfield Road	<p>A large green space to the south of Halesworth with a small amount of play provision aimed at toddlers. Some outdoor</p>

		<p>gym provision was installed c2011. Approximately 75% of its catchment does not serve any residences.</p> <p>Essential elements – 9/9</p> <p>Recommendation: To maintain and sustain current provision through to the end of its serviceable life. To consider retaining it as an open / amenity space. If the equipment is removed consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
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Kessingland



Sub area overall banding: detailed site specific banding is included at appendix C.

KESSINGLAND sub area play value – Overall High Quality (27.5%)		
Toddler	17.4%	Medium Quality
Junior	47.8%	Excellent Quality
Teen	17.4%	High Quality

Kessingland: Equipped play spaces and respective catchments

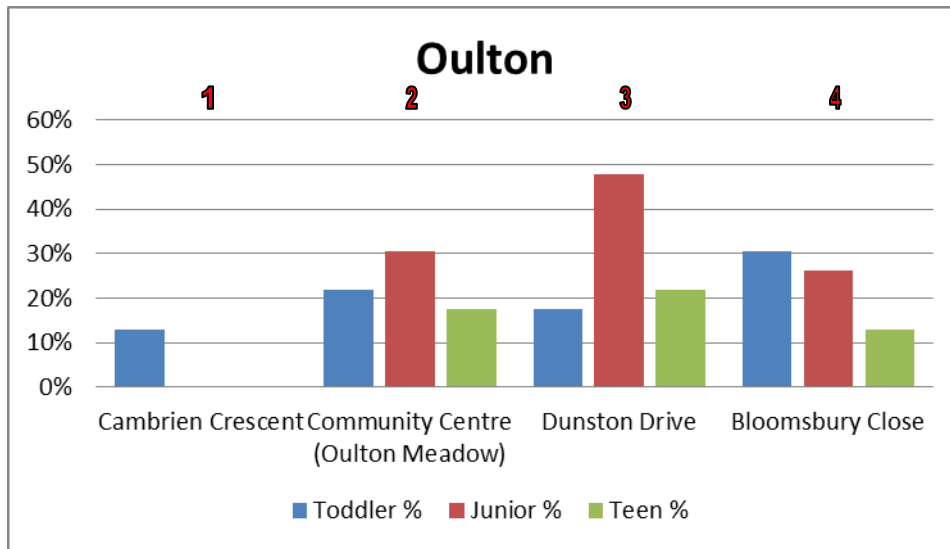


Sourced from WDC OSNA (2015)

ACTION PLAN for WDC owned sites in Kessingland

AREA	PLAYSPACE	RECOMMENDATION
Kessingland	Marram Park	<p>A new play space created from Playbuilder and S106 funding in 2010 in central Kessingland that provides good / excellent play value for all ages.</p> <p>Essential elements – 9/9</p> <p>Recommendations: To maintain and sustain the provision on site to benefit the local community.</p>
	High Street	<p>A good sized green with good play value and provision for juniors although it lacks for toddlers. This space is the only play space to the east of the High Street. 50% of its catchment is covered by that of the Community Centre.</p> <p>Essential elements – 9/9</p> <p>Recommendations: To maintain and sustain the current provision and where possible utilise available funds to provide more play value for toddlers.</p>

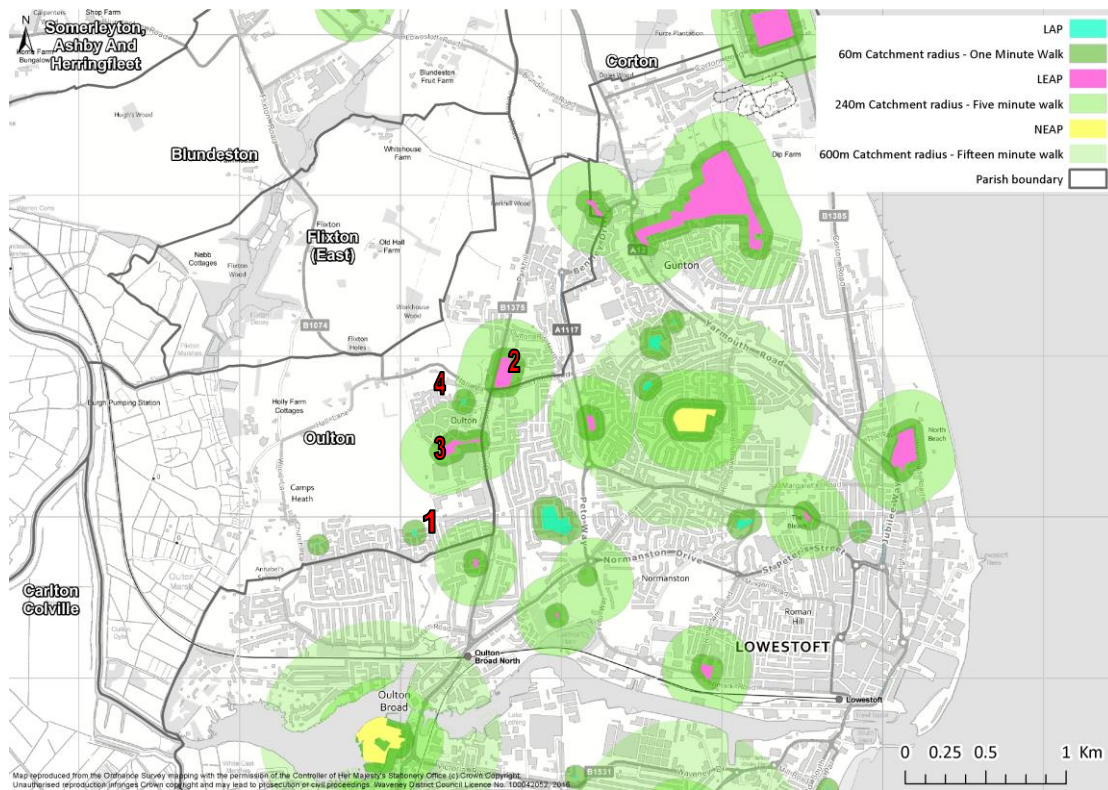
Oulton



Sub area overall banding: detailed site specific banding is included at appendix C.

OULTON sub area play value – Overall Medium Quality (19.9%)		
Toddler	20.7%	Medium Quality
Junior	26.1%	Medium Quality
Teen	13.0%	High Quality

Oulton: Equipped play spaces and respective catchments



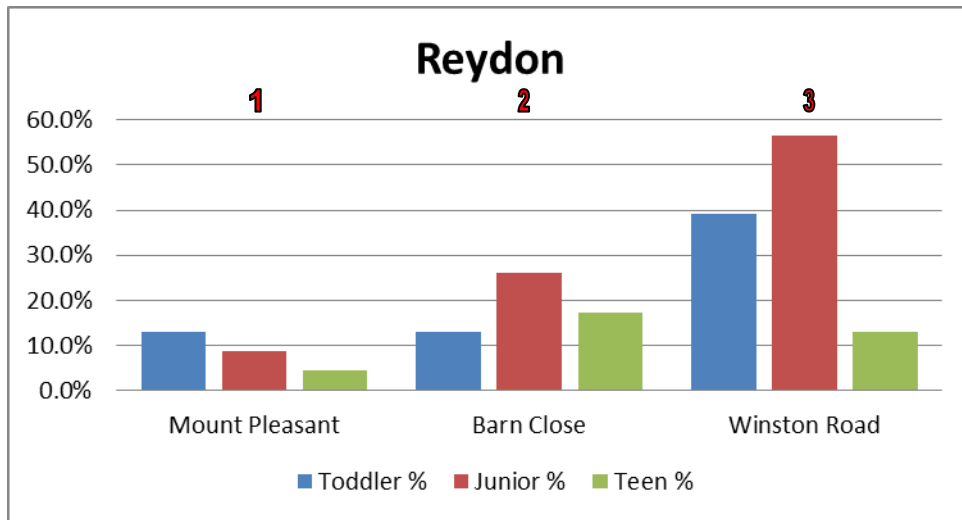
Sourced from WDC OSNA (2015)

ACTION PLAN for WDC owned sites in Oulton Broad and Oulton

AREA	PLAYSPACE	RECOMMENDATION
Oulton and Oulton Broad	Cambrian Crescent	<p>A small plot of green space with no play value and only two items of kit. It is one of only two very small play areas that serve the residences to the north of Sands Lane.</p> <p>Essential elements – 3/9</p> <p>Recommendations: There is a large local development due nearby which will change the character of the area and include additional future provision. This will need consideration once a plan is adopted. When the play equipment reaches the end of its lifecycle consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
	Oulton Meadow / Community Centre	<p>A satellite park that provides good play value for all ages. Car parking is available at the site. An outdoor gym area is provided.</p> <p>Essential elements – 9/9</p> <p>Recommendations: To maintain and sustain the provision and play value to reflect its value as a satellite park in the Oulton area.</p>
	Bloomsbury Close	<p>A small play space located on a small residential estate to the west of the main road in Oulton. Provides good play value for toddlers and juniors in the area. The entire catchment area for this space is overlapped by that of both the Community Centre and Dunston Drive.</p> <p>Essential elements – 9/9</p> <p>Recommendations: To maintain and sustain the equipment through to the end of its serviceable life. At this point reevaluate the requirement for the provision to remain considering both Dunston Drive and community centre provision.</p>
	Dunston Drive	<p>A large play space located to the south of the local estate that provides excellent play value for juniors and teens and good play value for toddlers. However, it is aged and is beginning to look tired. 50 % of its catchment overlaps that of the Community Centre and approximately 30% covers open fields.</p>

		<p>Essential elements – 8/9</p> <p>Recommendations: To sustain and maintain the current provision through to the end of its serviceable life. Investing in cleaning and painting initially to become more attractive.</p>
	Holly Hill - Camps Heath (non-equipped)	<p>A green space that appears on the play space register but has not been equipped for at least 10 years.</p> <p>Recommendations: Being the only amenity green space in the area consideration should be given to devolving the site to the Parish Council on the proviso that it is available for community use should the need arise in the future.</p>

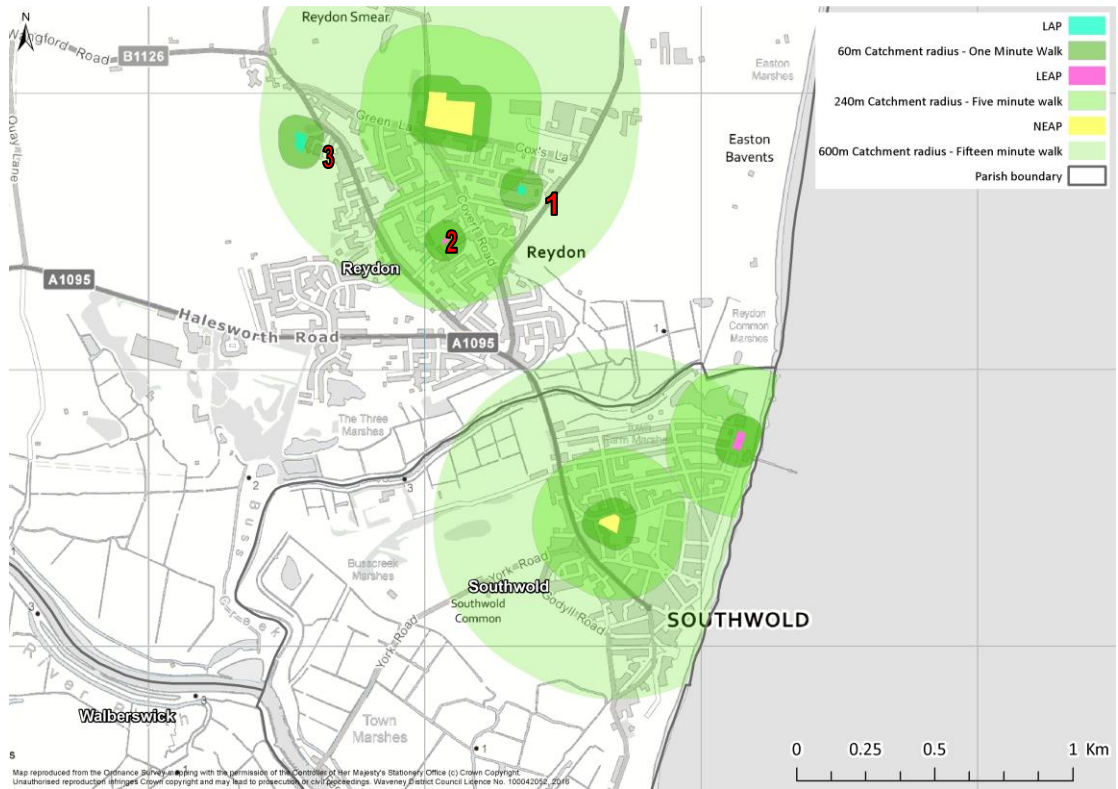
Reydon



Sub area overall banding: detailed site specific banding is included at appendix C.

REYDON sub area play value – Overall Medium Quality (19.9%)		
Toddler	21.7%	Medium Quality
Junior	30.4%	High Quality
Teen	11.6%	Medium Quality

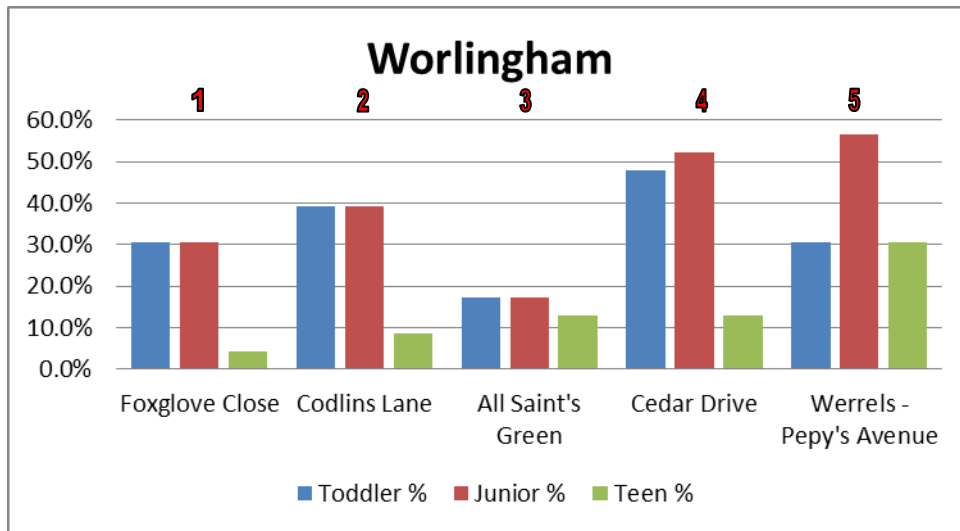
Reydon: Equipped play spaces and respective catchments



ACTION PLAN for WDC owned sites in Southwold & Reydon

AREA	PLAYSPACE	RECOMMENDATION
Reydon	Mount Pleasant	<p>A small unattractive play space that provides very poor play value for any age. It is located adjacent to a sub service station with “Danger of Death” notice next to the “Welcome to your play area” sign.</p> <p>Essential elements – 5/9</p> <p>Recommendations: To either redesign the play space to provide an attractive local play space for toddlers and juniors OR look at alternative uses to generate funds to deliver improved suitable alternative provision.</p>
	Barn Close	<p>An equipped dell area behind the local properties. This space provides both equipped and natural play value and is an attractive play space. It is the only play space to the west of the main Reydon to Halesworth Road. The play space offers good play value for juniors and teens but poor play value for toddlers.</p> <p>Essential elements – 7/9</p> <p>Recommendations: To maintain and sustain the current provision and where possible improve the toddler play value if and when funds become available.</p>
	Winston Road	<p>A small estate play space that provides excellent toddler and junior play value on a main walking route to/from the local school.</p> <p>Essential elements – 9/9</p> <p>Recommendations: To sustain and maintain the play provision for the benefit of the local community.</p>

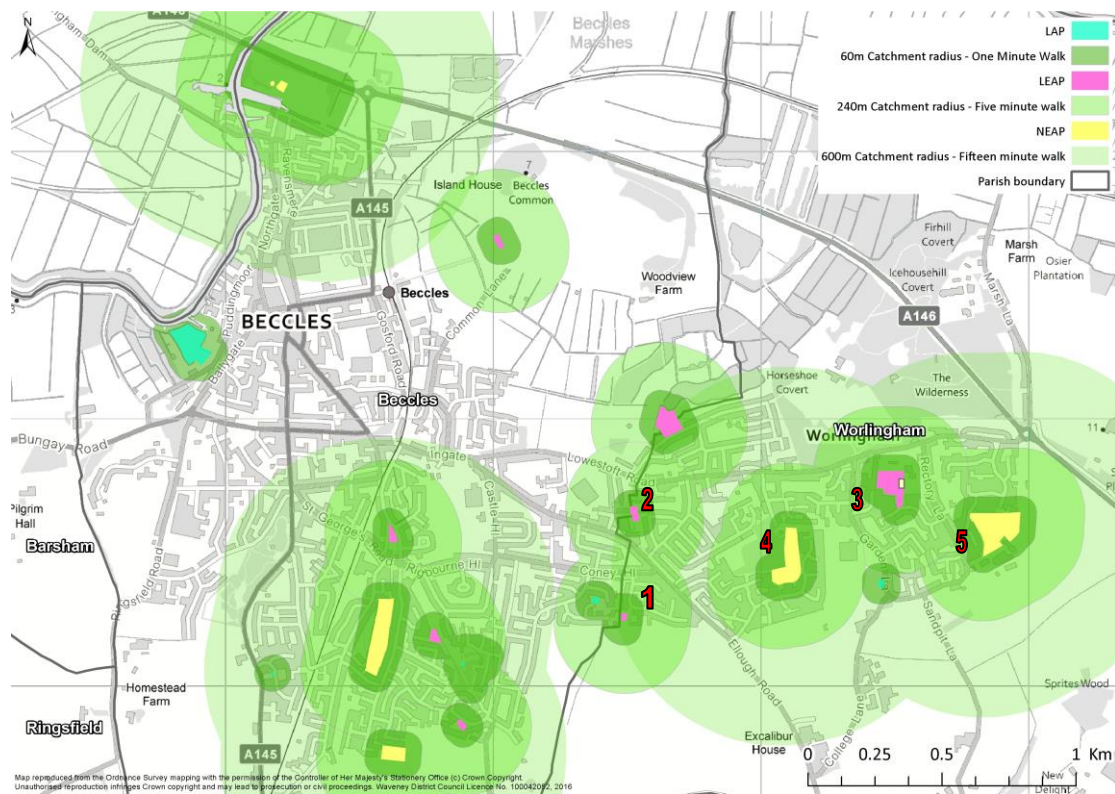
Worlingham



Sub area overall banding: detailed site specific banding is included at appendix C.

WORLINGHAM sub area play value – Overall High Quality (28.7%)		
Toddler	33.0%	High Quality
Junior	39.1%	High Quality
Teen	13.9%	High Quality

Worlingham: Equipped play spaces and respective catchments

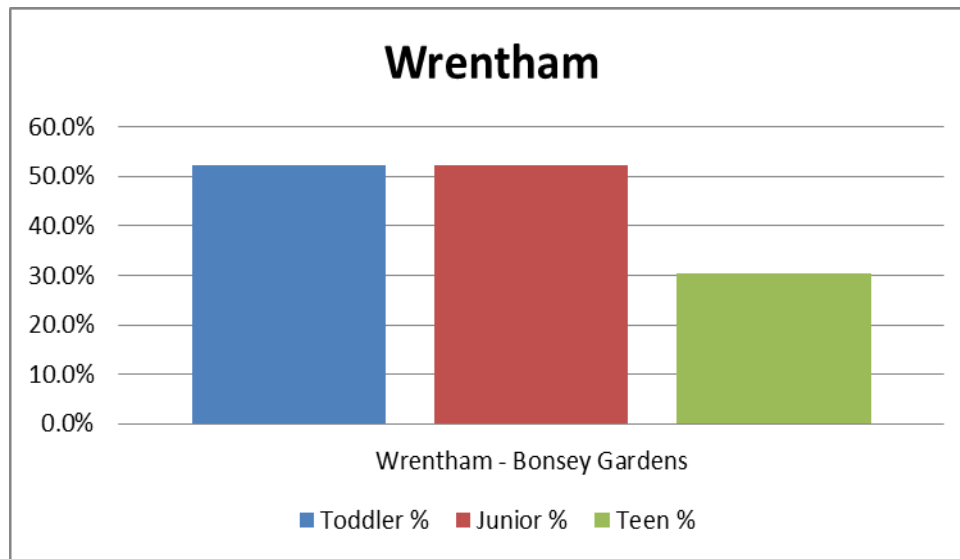


ACTION PLAN for WDC owned sites in Worlingham

AREA	PLAYSPACE	RECOMMENDATION
Worlingham	Foxglove Close	<p>A small green space with a good amount of provision that provides good play value for toddlers and juniors. Its catchment covers a western area of Worlingham and an eastern area of Beccles. 50% of the catchment area covers open fields. The equipment is of good structure but needs some TLC.</p> <p>Essential elements – 8/9</p> <p>Recommendations: To repaint and tidy up the play equipment to be more attractive and to maintain and sustain the provision as a key local community play space.</p>
	All Saints Green	<p>A large green space adjacent to the local primary school and church. It provides below average play value to toddlers and juniors. It has outdoor gym equipment installed. All of its catchment is covered by that of Werel's Loke (Pepy's Avenue)</p> <p>Essential elements – 8/9</p> <p>Recommendations: Focus on provision for toddlers and juniors due to being on the route to and from primary school. To maintain and sustain current provision and where possible utilise available funding to provide improved junior and toddler play value.</p>
	Codlins Lane	<p>A new play space within a recent development that provides good play provision for the toddler and junior age range. The majority of the catchment of the play space overlaps with Field View Gardens.</p> <p>Essential elements – 9/9</p> <p>Recommendation: Maintain through to its serviceable life. Review its transfer from developer to WDC. If not complete, explore possibility to transfer to the Parish Council. If complete, review any future provision need with consideration also to nearby parks and associated play provision.</p>
	Cedar Drive	<p>A green space with a lot of provision providing excellent play value for toddlers and juniors and good play value for teens.</p>

		<p>Essential elements – 8/9</p> <p>Recommendations: To sustain and maintain the provision on site to provide excellent play value to the local community.</p>
	Werel's Loke (Pepy's Avenue)	<p>A large green space with a multitude of play provision that provides excellent play value to all ages. This is the main teen play space in Worlingham. Located on the extremity of the eastern built up area of Worlingham, around 75% of its catchment covers open fields.</p> <p>Essential elements – 8/9</p> <p>Recommendations: To sustain and maintain the current play provision.</p>
Rural	Wrentham – Bonsey Gardens	<p>A play space that provides good play value for toddlers and junior. Access is not great due to location.</p> <p>Essential Elements – 9/9</p> <p>Recommendation: Maintain through to its serviceable life. Review any future provision need with consideration as only play space in village.</p>

Wrentham



Sub area overall banding: detailed site specific banding is included at appendix C.

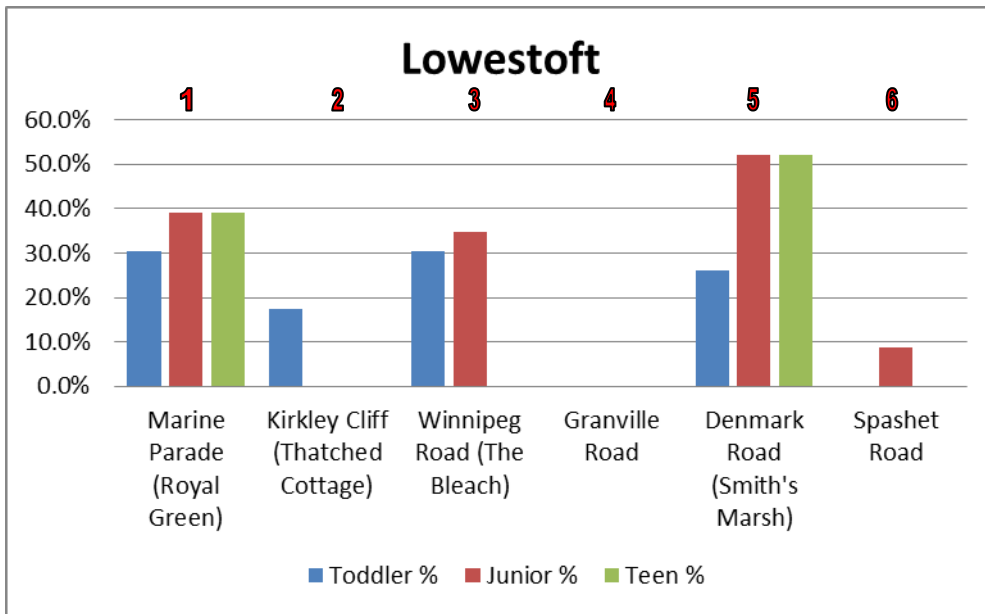
WORLINGHAM sub area play value – Overall High Quality (28.7%)		
Toddler	33.0%	High Quality
Junior	39.1%	High Quality
Teen	13.9%	High Quality

No Map for Wrentham

ACTION PLAN for WDC owned sites in Wrentham

AREA	PLAYSPACE	RECOMMENDATION
Wrentham	Bonsey Gardens	<p>A play space that provides good play value for toddlers and junior. Access is not great due to location.</p> <p>Essential Elements – 9/9</p> <p>Recommendation: Maintain through to its serviceable life. Review any future provision need with consideration as only play space in village.</p>

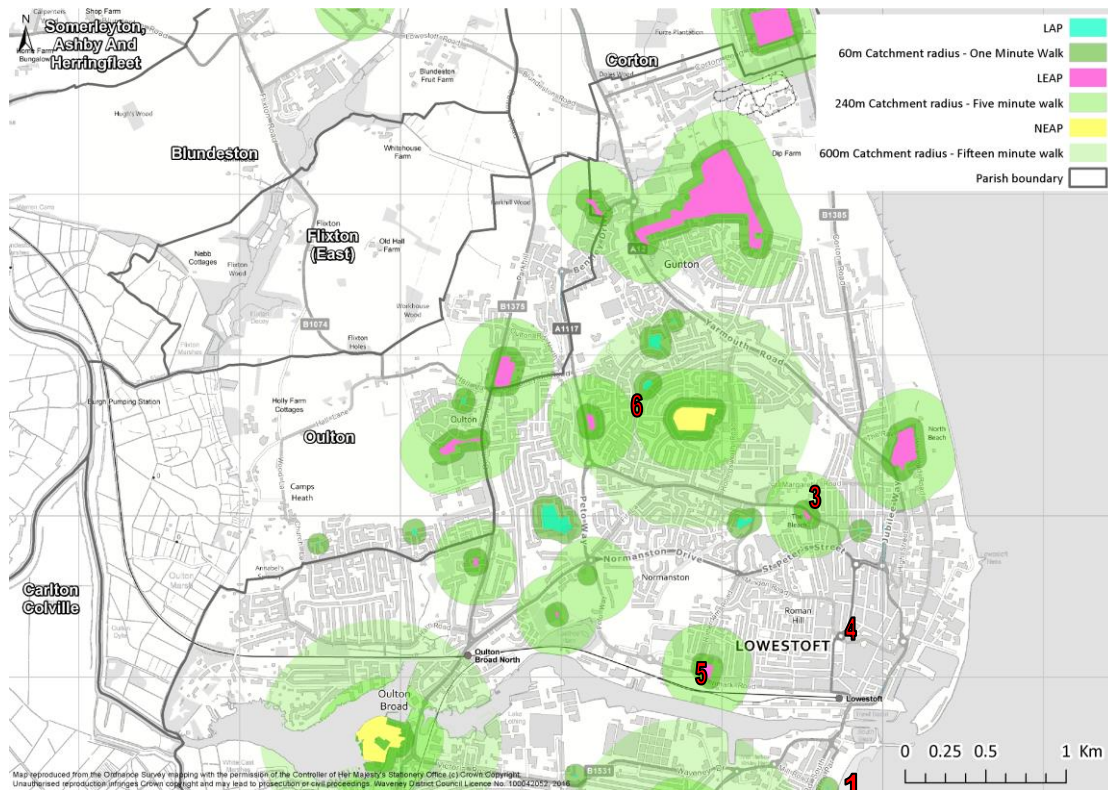
Lowestoft

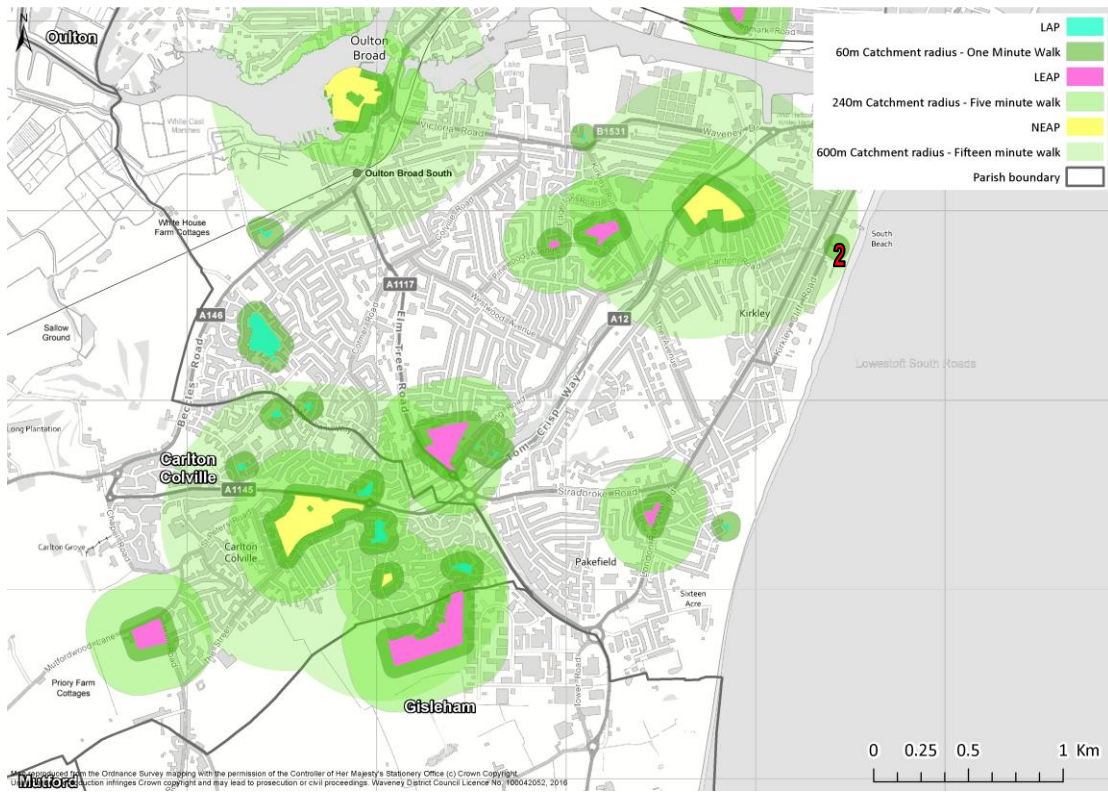


Sub area overall banding: detailed site specific banding is included at appendix C.

LOWESTOFT sub area play value – Overall Medium Quality (22.0%)		
Toddler	20.9%	Medium Quality
Junior	27.0%	Medium Quality
Teen	18.3%	Excellent Quality

Lowestoft: Equipped play spaces and respective catchments





Sourced from WDC OSNA (2015)

ACTION PLAN for WDC owned sites in Lowestoft

AREA	PLAYSPACE	RECOMMENDATION
North Lowestoft	Granville Road	<p>A small and poorly located play space situated adjacent to a busy road and roundabout. This play space has no play equipment and is currently used as a dog exercise area.</p> <p>Essential element score – 4/9</p> <p>Recommendation: Although poorly located the site has been secured with previous S106 funds (cleared, fenced and gated). Agreed with TC to reinstate toddler play space through S106 by end of 2017.</p>
South Lowestoft	Marine Parade / Royal Green	<p>The main focal point for play along South Lowestoft seafront.</p> <p>Essential element score – 9/9</p> <p>Recommendation: Scope to develop play space further with interested parties.</p>
South Lowestoft	Kirkley Cliff (Thatched Cottage)	<p>A single unit play unit within the management area of the Thatched Cottage (private operator). Provides little public play value.</p> <p>Essential element score – 8/9</p> <p>Recommendation: To consider transferring the responsibility to maintain the unit to the operator of the Thatched Cottage.</p>
North Lowestoft	Winnipeg Road	<p>This play space is in very good condition and provides excellent play value.</p> <p>It is in new condition and satisfies all the essential elements within the evaluation.</p> <p>9/9</p> <p>Recommendation: To maintain as a well-used and valued play space.</p>
North Lowestoft	Love Road	<p>A fair sized open space with no play provision located within various other play space catchments. This space has seen a multitude of local public consultations undertaken with little support for development as an open space or play space.</p> <p>Essential element score – 0/9</p>

		<p>Recommendation: Formerly an equipped play space and now classified as an amenity open space consider an open space needs assessment to establish its current value to the area, its potential use as an alternative form of open space use or if the open space is still required.</p>
North Lowestoft	Denmark Road	<p>A relatively large equipped play area that offers play activities for all ages.</p> <p>Essential element score – 9/9</p> <p>Recommendation: To maintain as a well-used and valued play space</p>
North Lowestoft	Spashett Road	<p>A fair sized green surrounded by roads with little play provision and value. Located within the catchment area of Gunton Community Park serving the same catchments as other local play spaces.</p> <p>Essential element score – 7/9</p> <p>Recommendation: To maintain play equipment but not replace. At the end of its life cycle remove the equipment and retain as an amenity space.</p>

1. Appendices

Appendix A: Evaluation Method

Appendix B: Hierarchy of Play Spaces

Appendix C: Former Play Spaces

Appendix D: League Table of all sites

Appendix E: Detailed site / age specific scores

Appendix F: Site Overview and Management Priorities

Appendix A: Evaluation Method

Play value:

The Royal Society for the Prevention of Accidents (RoSPA) is the primary independent site assessor for all WDC owned play spaces / equipment.

RoSPA identify and categorise play provision into three age ranges / groups:

- Toddler (0-5 years)
- Junior (6-12 years)
- Teen (13+ years)

RoSPA define the motions that children conduct on play areas (swinging, sliding, climbing, flying, spinning, crawling, rocking, balancing and hanging).

Each play space is scored three times – separate score for each age range.

Each age range score is made up of the following scoring method.

- **0** The provision design does not allow for the element of activity
- **1** The provision design provides for the element of activity
- **2** The provision design provides a diverse, challenging range for the activity

An additional scoring element of 'Other' was included alongside the RoSPA activities and given a potential score of 0-5. This was to enable the scoring of items such as sports, shelters, landscaping and sensory equipment with the space that offers an alternative play experience to the RoSPA play activities. This element had a higher maximum score compared to each individual play activity as it covers a wide range of alternative features, but is capped at 5 points so to not skew favourable scores where no traditional play provision is provided.

For example:

A play space has one slide that is accessible and appealing to 0-12 year olds will score 1 point for sliding in both toddler and junior groups (total of 2 points).

A play space that has two slides that are the same height and type that are accessible and appealing to 0-12 year olds will still only score 1 point for sliding in both toddler and junior groups (total of 2 points). This is because the same activity / motion is replicated.

A play space that has a slide and a fireman's pole that are accessible and appealing to 0-12 year olds will still only score 2 points for sliding in both toddler and junior groups (total of 4 points). This is because the provision provides a variety of sliding actions.

Essential Items:

For the purpose of the play evaluation audit, essential items/elements are the basic features and appropriate conditions that should be present and correct within a quality play space.

Items included are:

- access / egress;
- appropriate fencing;
- bins;
- equipment;
- ground condition;
- management signage;
- perimeter safety;
- safety surfacing;
- seating.

Each items/ element could potentially receive one of two scores:

- 1 point for being present and appropriate /in good condition; or
- 0 for not being present or not appropriate/ in poor condition.

These items are referenced in the action plan for each site to portray a clearer picture of the condition and value of the site, however, do not contribute towards the overall play value score. All spaces should ideally score for all essential elements where possible to do so.

The following is a sectional screenshot of the main evaluation spreadsheet for reference:



Each play space after the assessment / audit will then have a play value score for each age group.

For example:

Gunton Community Park in North Lowestoft in 2015 has scored the following:

Toddler	Junior	Teen	Total
12	10	7	29

Each age group score is then represented as a percentage relating to the maximum score achievable as follows:

Toddler	Junior	Teen	Total
52%	43%	30%	42%

Appendix B: Hierarchy of Play Spaces

Type of play space	Play space characteristics	Added comments
Unequipped play space and local area for play (LAP)	<p>A small play area, approximately 100sqm, providing space and facilities to support low-key games and play with small toys. This can include landscaped features such as mounds, trees and shrubs and seats to enable adults to supervise their children.</p> <p>Aimed at children up to the age of 6 years and should be designed to discourage their use by older age groups.</p>	<p>Experience has shown that LAPs provide limited value for the wider community, particularly where properties have good sized private gardens. They can also be subject to anti-social behaviour. Unequipped play spaces can contain features designed and landscaped into the scheme to facilitate informal play and provide amenity to the street scene.</p> <p>People are likely to travel a little further to a play space with quality play equipment and a variety of play activities than to a small play space such as a LAP. LEAPs in the regard should be prioritised over LAPs.</p>
Local equipped area for play (LEAP)	<p>A play area, approximately 400sqm, providing a good range of play activities and seating for adults.</p> <p>It is aimed at children up to the age of 8 years but may support use by children a little younger or older than this. Its catchment area is 5 minutes walking time for an accompanied child, or approximately 400m walking distance.</p>	<p>Usually aimed at particular age groups they provide a range of activities that local people will travel to for recreation for short stays.</p> <p>LEAPs are usually supported with a limited amount of amenity open space that can be used for other play activities.</p>
Neighbourhood equipped area for play (NEAP)	<p>A large play area, approximately 1,000sqm with at least eight types of play equipment that provide challenges and enjoyment (e.g. slides, basketball ring or ball wall) for children up to the age of 14 years but may support use by children a little younger or older than this. The site should provide seating but should be designed to reflect play activities for children that do not require supervision.</p> <p>Play facilities aimed at teenagers and young adults can include facilities for wheels (e.g. BMX cycle tracks, skate parks), games areas (MUGAs) and areas for sport that are characteristically hard surfaced to provide round year use. The site should be landscaped and have planting to encourage use and make the site interesting for users. The ideal catchment area is 15 minutes walking time for either accompanied or unaccompanied children, or about 1000m walking distance.</p>	<p>With a comprehensive provision of play equipment these places provide for a variety of age group. Their play value makes them recognisable in the community and people are willing to travel further and stay longer.</p> <p>NEAPs are often provided with parks where they are integral to making them destinations within the community. In some cases (e.g. space constraints, ancillary uses) it may not be appropriate for an equipped play space equivalent to a NEAP to be located within a park, however, all parks should have a least a quality play space equivalent to a LEAP located within them to reflect the importance of these open spaces.</p>

Source: Adapted from the Waveney Open Space Needs Assessment (2015)

While these play space definitions provide a useful baseline these are generalisations and there may be variations in the type and amount of provision at each site within each categorisation. Further information about play spaces in Waveney is available in the [Waveney Open Space Needs Assessment](#) (2015).

Appendix C: Former Play Spaces

(To be removed from the Next Play Space Evaluation Report Update)

With no play provision these open spaces are to be removed from the play register/audit as now defined as amenity space)

- Denmark Road (Pigs Lane)
- Ranville
- Deepdale
- Ullswater
- Love Road
- Kennedy Road
- Holly Hill (Camps Health)

APPENIX D: League Table of all sites (overall play value average)

Area	Site	Site %	BANDING
BECCLES	Darby Park	55.1%	EXCELLENT QUALITY
CARLTON COLVILLE	Carlton Meadow Park	52.2%	
HALESWORTH & HOLTON	Town Park	49.4%	
BECCLES	Townlands	44.9%	
NORTH LOWESTOFT	Denmark Road (Smith's Marsh)	43.5%	
KESSINGLAND	Marram Park	39.1%	
WORLINGHAM	Werrels - Pepy's Avenue	39.1%	
WORLINGHAM	Cedar Drive	37.7%	
S/W & REYDON	Winston Road	36.2%	
SOUTH LOWESTOFT	Marine Parade (Royal Green)	36.2%	
CARLTON COLVILLE	Matlock Dale	33.3%	HIGH QUALITY
BECCLES	The Common	29.0%	
WORLINGHAM	Codlins Lane	29.0%	
HALESWORTH & HOLTON	Old Station Road	27.5%	
BECCLES	The Quay	26.1%	
CARLTON COLVILLE	Dale End	24.6%	
BUNGAY	Garden Close	23.2%	
OULTON	Bloomsbury Close	23.2%	
OULTON	Community Centre (Oulton Meadow)	23.2%	MEDIUM QUALITY
WORLINGHAM	Foxglove Close	21.7%	
NORTH LOWESTOFT	Winnipeg Road (The Bleach)	21.7%	
BUNGAY	Wherry Road	18.8%	
BUNGAY	Meadow Road	18.8%	
S/W & REYDON	Barn Close	18.8%	
KESSINGLAND	High Street	15.9%	
WORLINGHAM	All Saint's green	15.9%	
BECCLES	St Anne's Road	15.9%	
CARLTON COLVILLE	Staplehurst Close	14.5%	
BUNGAY	Kings Road	13.0%	LOW QUALITY
HALESWORTH & HOLTON	Gainsborough Drive	10.1%	
HALESWORTH & HOLTON	Bramfield Road	10.1%	
CARLTON COLVILLE	Kingswood Avenue	8.7%	
BECCLES	Glebe View	8.7%	
S/W & REYDON	Mount Pleasant	8.7%	
HALESWORTH & HOLTON	Chichester Road	7.2%	
BECCLES	Field View Gardens	7.2%	
BECCLES	George Brown Way	7.2%	
BECCLES	St Andrew's Road	5.8%	
SOUTH LOWESTOFT	Kirkley Cliff (Thatched Cottage)	5.8%	
CARLTON COLVILLE	Wannock Close	5.8%	
HALESWORTH & HOLTON	Bensley's Drift	4.3%	

OULTON	Cambrien Crescent	4.3%	UN-EQUIPPED
CARLTON COLVILLE	Lucerne Close	2.9%	
NORTH LOWESTOFT	Spashet Road	2.9%	
BECCLES	Demark Road (Pigs Lane)		UN-EQUIPPED
CARLTON COLVILLE	Ranville		
CARLTON COLVILLE	Ullswater		
CARLTON COLVILLE	Deepdale		
HALESWORTH & HOLTON	Kennedy Close		
OULTON	Holly Hill (Camps Heath)		
NORTH LOWESTOFT	Granville Road		
NORTH LOWESTOFT	Love Road		

APPENDIX E: Detailed site/age specific scores

Area	Site	Toddler %	Junior %	Teen %	Overall %
BECCLES	Darby Park	52.2%	56.5%	56.5%	55.1%
	Denmark Road (Pigs Lane)	Unequipped			
	Field View Gardens	13.0%	8.7%	0.0%	7.2%
	Glebe View	13.0%	13.0%	0.0%	8.7%
	George Brown Way	8.7%	13.0%	0.0%	7.2%
	St Anne's Road	17.4%	26.1%	4.3%	15.9%
	The Common	26.1%	43.5%	17.4%	29.0%
	The Quay	34.8%	39.1%	4.3%	26.1%
	Townlands	52.2%	52.2%	30.4%	44.9%
	St Andrew's Road	17.4%	0.0%	0.0%	5.8%
BUNGAY	Garden Close	21.7%	30.4%	17.4%	23.2%
	Kings Road	13.0%	17.4%	8.7%	13.0%
	Meadow Road	26.1%	17.4%	13.0%	18.8%
	Wherry Road	21.7%	21.7%	13.0%	18.8%
CARLTON COLVILLE	Lucerne Close	8.7%	0.0%	0.0%	2.9%
	Ranville	Unequipped			
	Wannock Close	8.7%	8.7%	0.0%	5.8%
	Kingswood Avenue	13.0%	13.0%	0.0%	8.7%
	Staplehurst Close	26.1%	17.4%	0.0%	14.5%
	Dale End	39.1%	26.1%	8.7%	24.6%
	Matlock Dale	56.5%	39.1%	4.3%	33.3%
	Carlton Meadow Park	43.5%	69.6%	47.8%	53.6%
	Deepdale	Unequipped			
	Ullswater	Unequipped			
HALESWORTH & HOLTON	Chichester Road	8.7%	13.0%	0.0%	7.2%
	Gainsborough Drive	17.4%	13.0%	0.0%	10.1%
	Kennedy Close	Unequipped			
	Old Station Road	39.1%	34.8%	8.7%	27.5%
	Town Park	73.9%	60.9%	43.5%	59.4%
	Bensley's Drift	8.7%	4.3%	0.0%	4.3%
	Bramfield Road	21.7%	4.3%	4.3%	10.1%
	Chichester Road	8.7%	13.0%	0.0%	7.2%
KESSINGLAND	Marram Park	21.7%	65.2%	30.4%	39.1%
	High Street	13.0%	30.4%	4.3%	15.9%
OULTON	Cambrien Crescent	13.0%	0.0%	0.0%	4.3%
	Community Centre (Oulton Meadow)	21.7%	30.4%	17.4%	23.2%
	Dunston Drive	17.4%	47.8%	21.7%	29.0%
	Holly Hill - Camps Heath	30.4%	26.1%	13.0%	23.2%
REYDON	Bloomsbury Close	13.0%	8.7%	4.3%	8.7%
	Mount Pleasant	13.0%	26.1%	17.4%	18.8%
	Barn Close	39.1%	56.5%	13.0%	36.2%
WORLINGHAM & WRENTHAM	Foxglove Close	30.4%	30.4%	4.3%	21.7%
	Codlins Lane	39.1%	39.1%	8.7%	29.0%
	All Saint's Green	17.4%	17.4%	13.0%	15.9%
	Cedar Drive	47.8%	52.2%	13.0%	37.7%
	Werrels - Pepy's Avenue	30.4%	56.5%	30.4%	39.1%
	Wrentham - Bonsey Gardens	52.2%	52.2%	30.4%	44.9%

LOWESTOFT	Marine Parade (Royal Green)	30.4%	39.1%	39.1%	36.2%
	Kirkley Cliff (Thatched Cottage)	17.4%	0.0%	0.0%	5.8%
	Winnipeg Road (The Bleach)	30.4%	34.8%	0.0%	21.7%
	Granville Road	Unequipped			
	Love Road	Unequipped			
	Denmark Road (Smith's Marsh)	26.1%	52.2%	52.2%	43.5%
	Spashtet Road	0.0%	8.7%	0.0%	2.9%

Appendix F: Site Overviews and Management Priorities

Play spaces located within in parks tend to be more important destinations within the community as they provide an array of facilities and activities for children of all age groups. There is often provision of ancillary facilities such parking, toilets, amenities and open space for other recreational activities.

Some play spaces provide important destinations within the community but are less of a destination than play spaces listed above. These often provide for all age groups but have limited ancillary facilities such as parking and amenities. These can be located within a park or be stand-alone play spaces.

Other equipped play spaces have important functions within more localised areas but do not act as destinations for play in the same manner as those listed above. Investment in these play spaces should be considered as and when funding becomes available and after the above spaces have been considered.

The following table presents the characteristics of each play space with justification to their priority in terms of management and maintenance.

Sub Area	Site	Play space characteristics	<p>Within or overlapped by another equipped play area that provides the same or better provision (considers LEAPs and NEAPs but excludes LAPs because of their limited play value)</p> <p>-LEAP (catchment is 5 minutes walk or within 400m radius) -NEAP (catchment is 15 minute walk or within 600m radius)</p>	<p>Priority for management</p> <p>Note: This may differ from improvements needed on a site by site basis.</p>	Justification for priority
Beccles	Darby Road	A key play space which is a recognisable destination for play activities that children will travel to.	Lies within Townlands catchment. No accessibility constraints between the play spaces. Potential to support future development.	Medium priority	The play area well integrated in the residential area and is a recognisable focal point in the community. Has limited value to provide for recreational activities other than play.
Beccles	Denmark Road (Pig Lane)	Provides no equipped play value.	No LEAP nearby but in the NEAP catchment for The Quay.	N/A	Offers no play value.
Beccles	Field View Gardens	Provides play facilities that serve the immediate area.	Small overlap with Codlins Lane catchment. Ellough Road acts as an accessibility barrier between the two sites.	Low priority	Serves the immediate surroundings and lies within the catchment of the Foxglove Close play space.
Beccles	George Brown Way	Provides play facilities that serve the immediate area.	Lies within Glebe View catchment and just outside Darby Park catchment. No accessibility constraints between the play spaces.	Low priority	Located close to other play spaces at Glebe View and St Andrew's Road.
Beccles	Glebe View	Provides play facilities that serve the immediate area.	Lies within the Darby Park catchment. No accessibility constraints between these play spaces.	Low priority	Located within the catchment of Darby Park.
Beccles	St Andrew's Road	Provides play facilities that serve the immediate area.	Overlaps with Darby Park catchment. No accessibility constraints between these play spaces.	Low priority	Serves the immediate surroundings and lies within the catchment of the Townlands play space.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Beccles	St Anne's Road	Provides play facilities that serve the immediate area.	Overlaps with Darby Park catchment. No accessibility constraints between these sites.	Low priority	Play space that only serves the immediate area. The area south of this play space is served by Darby Park.
Beccles	The Common	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	No LEAP or NEAP nearby.	Low priority	Isolated location and serves visitors to the Common rather than residential areas.
Beccles	The Quay	Located within a park the play space contributes towards the space being a destination for all ages and is a focal point in the community.	No LEAP or NEAP nearby.	Top priority	Located within a local park the play space attracts use from residents and visitors. A recognisable destination and focal point in the community it offers a variety of recreational activities for all age groups in addition to play and is conducive to longer stays.
Beccles	Townlands	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Lies within Darby Park catchment. No accessibility constraints between the play spaces. Potential to support future development with play space.	Low priority	The catchment overlaps with Darby Park.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Bungay	Garden Close	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Overlaps with Old Grammar Lane catchment. St John's Road acts as an accessibility constraint between the play spaces.	Low priority	Serves the north west area of Bungay but is in completion with the Old Grammar Lane play space.
Bungay	King's Road	Provides play facilities that serve the immediate area.	Overlaps with Old Grammar Lane. Hillside Road West acts as an accessibility constraint between the play spaces.	Low priority	Catchment area is likely to overlap with the proposed development south of the existing residential area of Prince's Road.
Bungay	Meadow Road	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	No LEAP or NEAP nearby. Potential to support future development with play space.	Low priority	Serves the residential area and is located near a school, however, half of its catchment area is open fields.
Bungay	Wherry Road	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby. Potential to support future development with play space.	Low priority	Isolated play space that only serves the immediate area.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Carlton Colville with Carlton	Carlton Meadow Park	Located within a park the play space contributes towards the space being a destination for all ages and is a focal point in the community.	Overlaps with Matlock Dale catchment for NEAP provision. Access to the play space is significantly hampered by Castleton Avenue to the north reducing its catchment. Wannock Close and Deepdale both lie within the catchment.	Medium priority	Located within a local park the facilities available compliment the open space that can be used for a variety of recreational activities and is a recognisable focal point for play for all age groups in the area.
Carlton Colville with Carlton	Dale End	A key play space which is a recognisable destination for play activities that children will travel to.	Overlaps with Matlock Dale catchment. Potential to support future development with play space.	Medium priority	Part of its catchment overlaps with Matlock Dale much of the remainder covers open space, however, it is located adjacent the Bloodmoor Community Centre and has ancillary open space to support ball games. Creates a focal point in the community for recreational activities.
Carlton Colville with Carlton	Deepdale	Provides no equipped play value.	Lies within the catchment of Carlton Meadow Park. No accessibility constraints between the sites.	N/A	Offers no play value.
Carlton Colville with Carlton	Kingswood Avenue	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby.	Low priority	Small play space that is located outside but not far from Clarkes Lane.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Carlton Colville with Carlton	Lucerne Close	Provides play facilities that serve the immediate area.	Lies with the Clarkes Lane catchment.	Low priority	Only serves the immediate surroundings and is located near Clarkes Lane.
Carlton Colville with Carlton	Matlock Dale	A key play space which is a recognisable destination for play activities that children will travel to.	NEAP catchment overlaps with Castleton Meadow Park. LEAP catchment overlaps with Dale End and fills the gaps between these sites. No accessibility constraints between these play spaces.	Low priority	Play space is in good condition and its catchment overlaps with Dale End and Carlton Meadow Park.
Carlton Colville with Carlton	Ranville	Provides no equipped play value.	Lies within the Dale End catchment area. No accessibility constraints between the two sites.	N/A	Offers no play value.
Carlton Colville with Carlton	Staplehurst Close	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	No LEAP or NEAP nearby. Lies just outside of the Carlton Meadow Park catchment. Castleton Avenue acts as an accessibility barrier between the two play spaces. Potential to support future development with play space.	Low priority	A small space that serves the surrounding residential area. There are no other play spaces in the vicinity. It will help serve the new development around Caspian Way.
Carlton Colville with Carlton	Wannock Close	Provides play facilities that serve the immediate area.	Lies within the catchment for Carlton Meadow Park. Castleton Avenue acts as an accessibility barrier between the two play spaces.	Low priority	Located opposite Carlton Meadow Park the play space is poorly overlooked and isolated from the nearby residential area.
Carlton Colville with Carlton	Ullswater	Provides no equipped play value.		N/A	Offers no play value.
Halesworth and Holton	Bensley's Drift	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby.	Low priority	Serves the immediate surroundings and is isolated from the wider residential area.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Halesworth and Holton	Bramfield Road	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	No LEAP or NEAP nearby. Potential to support future development with play space.	Low priority	Provides for a small residential area and connectivity needs to be improved to make it more of an asset to the community.
Halesworth and Holton	Chichester Road	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby. Lies just outside the catchment LEAP catchment for Old Station Road. No accessibility constraints between the play spaces.	Low priority	Poorly overlooked and is isolated from the surrounding residential areas. Located just outside (but still relatively close) to the Old Station Road play space.
Halesworth and Holton	Gainsborough Drive	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby.	Low priority	Site is in good condition.
Halesworth and Holton	Kennedy Close	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby. Potential to support future development with play space.	Low priority	Located behind residential properties the play space is isolated from the nearby residential area. No other play spaces in the vicinity but could be improved with better connectivity to the Bramfield Road play area.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Halesworth and Holton	Old Station Road	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	No LEAP or NEAP nearby. Potential to support future development with play space.	Low priority	Located behind residential properties and is isolated in this sense but provides an important role for play in the area which is not available elsewhere in the vicinity.
Halesworth and Holton	Town Park	Located within a park the play space contributes towards the space being a destination for all ages and is a focal point in the community.	No NEAP nearby. LEAP catchment marginally overlaps with Swan Lane. No accessibility constraints between the play spaces.	Top priority	Located within a local park the play space attracts use from a large residential area. A recognisable focal point in the community it offers a variety of recreational activities for all age groups in addition to play and is conducive to longer stays.
Kessingland	Hall Road (Marram Green)	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Overlaps with Community Centre catchment. No accessibility constraints between the play spaces.	Low priority	Site is in good condition.
Kessingland	High Street	A key play space which is a recognisable destination for play activities that children will travel to.	No LEAP or NEAP nearby.	Low priority	Located on the High Street which is a focal point in the village the play space is in competition with other play spaces including the Community Centre and Marram Green.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Oulton	Bloomsbury Close	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Lies within the catchment areas of Oulton Community Centre and Dunstan Drive play spaces. No accessibility constraints to the later but Somerleyton Road and Gorleston Road act as accessibility barriers to the Community Centre play space.	Low priority	Site is in good condition.
Oulton	Cambrian Close	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby. Likely to be served by play space delivered as part of the Woods Meadow development.	Low priority	Area is likely to be served by play space proposed in the Woods Meadow development.
Oulton	Dunstan Drive	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Overlaps with Oulton Community Centre site. Somerleyton Road and Gorleston Road act as accessibility barriers. Potential to support future development with play space.	Low priority	Play is not far from the Oulton Community Centre play area and will compliment play provision proposed on the Woods Meadow development.
Oulton	Holly Hill (Camps Heath)	Provides no equipped play value.	No LEAP or NEAP nearby.	N/A	Offers no play value.
Oulton	Oulton Community Centre	A key play space which is a recognisable destination for play activities that children will travel to.	Overlaps with Dunstan Drive. Somerleyton Road and Gorleston Road act as accessibility barriers.	Low priority	Site is in good condition.
Oulton	Whiting Road	Provides play facilities that serve the immediate area.	No LEAP or NEAP nearby.	Low priority	Area is likely to be served by play space proposed in the Woods Meadow development.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Reydon	Barn Close	Provides play facilities that serve the immediate area.	No LEAPs or NEAPs nearby but lies within the Cox's Lane NEAP catchment. Wangford Road acts as an accessibility constraint between the play spaces. Potential to support future development with play space.	Low priority	Isolated play space that only serves the immediate area.
Reydon	Mount Pleasant	Provides play facilities that serve the immediate area.	Lies within the Cox's Lane catchment and just outside the Winston Road catchment.	Low priority	Serves the immediate area and the catchment overlaps with Cox's Lane play area which is a much better facility.
Reydon	Winston Road	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Marginally overlaps with the Cox's Lane LEAP catchment. No accessibility constraints between the play spaces.	Low priority	Site is in good condition.

Sub area	Site (play space)	Play space characteristics	Nearby play spaces	Priority for management	Justification for priority
Worlingham	Cedar Drive (Woodfield Park)	Located within a park the play space contributes towards the space being a destination for all ages and is a focal point in the community.	LEAP catchment overlaps with All Saints Green and Werel's Loke. The NEAP catchment overlaps with Werel's Loke. No accessibility constraints between the play spaces. Potential to support future development with play space.	Low priority	A well used play area with a catchment area that is also served by Werel's Loke and All Saints Green.
Worlingham	Codlins Lane	Provides play facilities that serve the immediate area.	Marginally overlaps with Codlins Lane catchment. Elough Road acts as an accessibility barrier between the play spaces.	Low priority	Site is in good condition.
Worlingham	Foxglove Close	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Marginally overlaps with Codlins Lane catchment. Elough Road acts as an accessibility barrier between the play spaces. Potential to support future development. Potential to support future development with play space.	Low priority	Site is in good condition.
Worlingham	Garden Lane	Provides play facilities that serve the immediate area.	Lies just outside the catchment areas associated with three parks in the area. No accessibility constraints between these play spaces.	Low priority	Site serves the immediate surroundings and the wider area is served by three parks.
Worlingham	Park Drive	Provides an array of play facilities for different age groups. Provides a destination for play that serves an area larger than the immediate surroundings.	Overlaps with the Codlins Lane catchment. Lowestoft Road acts as an accessibility barrier between the play spaces.	Low priority	Site is in good condition.
Worlingham	Werel's Loke	Located within a park the play space contributes towards the space being a destination for all ages and is a focal point in the community.	LEAP catchment overlaps with All Saints Green and Woodfield Park. NEAP catchment overlaps with Woodfield Park. No accessibility constraints between the play spaces. Potential to support future development with play space.	Medium priority	A well used play area with a catchment area that is also served by Woodfield Park and All Saints Green.