

**BLACKBURN**  
*with*  
**DARWEN**  
BOROUGH COUNCIL

# **Equipped Play Assets Strategy 2017-2022**

**Report Date: August 2017**

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## 1. Introduction

### Background

Parks, playgrounds and playing fields play a vital role in building healthy neighbourhoods, contributing to the physical, mental and emotional well-being of local people. Without access to these spaces the quality of life and wellbeing of residents are reduced<sup>1</sup>. Blackburn with Darwen Council is convinced of the benefits and has pledged, in its Corporate Plan, to provide opportunities for people to be active and make healthy lifestyle choices to increase participation in health and fitness activities as a means of improving the health and wellbeing of residents. It is determined to improve outcomes for young people, of whom there are 42,000 under the age of 19, almost 30% of the population<sup>2</sup>.

Local Authorities have been hit hard by Government cuts to public sector spending. Blackburn with Darwen Borough Council has had to manage unprecedented and severe reductions in funding from Central Government each year since 2010. The Council is forecast to face further financial challenges over the next four years, with increasing pressures of an ageing population coupled with significant reductions in central government funding. This places pressure on revenue budgets as well funding available for capital investments in buildings and facilities. The Council has worked hard to work with local partners and communities to limit and mitigate the impact of funding cuts by finding alternative methods to deliver services. The reality is that difficult choices have to be made to allow a broad range of public services to be provided.

Due to constraints in funding, the Council must complete a review of all areas of spending; this includes the costs of maintaining free outdoor play facilities for the benefit of the local community. In most cases, due to the lack of funding, some of the facilities are in a poor state of repair and will require significant capital investment to make them safe for continued use. All services are subject to intense scrutiny to ensure fairness, equal opportunity and value for money. Play facilities are no exception.

### Aim

*“To have a series of well-equipped, well-maintained play areas in the right locations for the young people of Blackburn with Darwen for which the Local Authority has the resources to sustain”.*

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<sup>1</sup> The Rt Hon The Lord Coe CH KBE, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, October 2015

<sup>2</sup> 2011 Census: <http://www.blackburn.gov.uk/Lists/DownloadableDocuments/2011censusprofile.pdf>

### Objectives of the Strategy

- An approach that creates a sustainable platform for the future development of structured outdoor play in Blackburn with Darwen
- Complete a comprehensive review of review of current provision that has considered the distribution, condition and use of every equipped play area within Blackburn with Darwen
- Develop a strategy for prioritising investment on specified strategic equipped play sites to ensure adequate access for children and young people in the borough.
- Attract investment for the development of play facilities to invest in prioritised facilities in the borough

### Future Strategic Investments

The strategy will govern the Council's investment decisions for use of its own resources and that from external sources, such as Section 106 monies, which are contributions from developers towards the costs of providing community and social infrastructure, needed to support new development.

## 2. Scope

This strategy focuses on Equipped Play Areas, available for structured play, with open access and free to use by the community across the borough.

The review excludes:

- General greens and open spaces that may be used for informal play.
- Outdoor facilities used for organised play and are paid facilities (managed by Council's Leisure Department).
- Outdoor facilities that are managed by private groups (asset transferred) – Such as, Griffin Park Football Ground managed by Mill Hill FC.
- Indoor facilities managed by schools / leisure, such as BSF facilities / Space centre.

### 3. Methodology

A number of steps were taken to identify the Borough's strategic play areas. The analysis incorporated play facilities provided by Twin Valley Homes and the small number of sites owned and maintained by private or charitable organisations.

#### Categorisation

Using the number of pieces of equipment and ancillary facilities, such as multi-use games areas (MUGA), as a guide, all play areas were categorised with reference to the '*Fields in Trust Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard: England (2015)*'. Fields in Trust, formerly the National Playing Pitch Association, has been providing guidance on open space provision since 1925 and is the recognised standard to which local authorities and others aspire.

The Fields in Trust Standard has three categories of equipped play area, LAP, LEAP and NEAP. The main characteristics of each category are:

**LAP** – Local Area for Play: A small area of open space specifically designated and primarily laid out for very young children to play close to where they live;

**LEAP** – Local Equipped Area for Play: An area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live;

**NEAP** – Neighbourhood Equipped Area for Play: An area of open space specifically designated, laid out and equipped mainly for older children, but with the play opportunities for younger children as well.

A fourth category has been adopted by Blackburn with Darwen Council, using the definition drawn up by Play England<sup>3</sup>:

**DEAP** – Destination Equipped Area for Play: These are play spaces within key sites that are aimed at attracting family and similar groups for a longer visit. They will tend to be larger than neighbourhood sites, have car parking facilities, a greater variety of fixed equipment, and access to facilities such as cafes and public toilets.

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<sup>3</sup> Play England, Tools for evaluating local play provision: A technical guide to Play England local play indicators, (Oct 2009)

## Equipment Number Standards

Fields in Trust no longer recommend a minimum number of pieces of equipment for each category of provision. Figures given in earlier guidance<sup>4</sup> nevertheless provide an aid to categorisation and have been used for this assessment on the basis that a site with more facilities can usually serve a broader age group and wider geographical area. Sites with no equipment are categorised as 'unclassified'.

<b>Designation</b>	<b>Pieces of Equipment</b>
Local Area for Play (LAP)	1-4
Local Equipped Area for Play (LEAP)	5-7
Neighbourhood Equipped Area for Play (NEAP)	8-9
Destination Equipped Area for Play (DEAP)	10+
Unclassified	0

## Access Standards

Once categorised, each site was mapped and a walking distance buffer drawn around it. Access 'on foot' is key to allowing children to reach a play area safely when travelling independently or with friends, but without accompanying adults<sup>4</sup>.

The walking buffers are the effective catchments and distances that 75-80% of users would normally travel on foot to visit a play area<sup>5</sup>. The mapped buffer is 40% shorter than the recommended walking distance to take account of local features and obstacles to pedestrian and cycle movement as noted by both Fields in Trust and Play England<sup>6</sup>.

Fields in Trust suggest a walking distance of 1,000m for a NEAP. However, a Borough Council survey carried out in 2012 (see Appendix 1) found residents were willing to walk up to 15 minutes to reach children's play facilities so 1,200m is used as the walking distance buffer for NEAPs in Blackburn with Darwen.

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<sup>4</sup> National Playing Fields Association, The Six Acre Standard (2008)

<sup>5</sup> Companion Guide to PPG 17 Planning Policy Guidance 17: Planning for open space, sport and recreation (2001) Replaced by National Planning Policy Framework

<sup>6</sup> Play England: Tools for evaluating local play provision: A technical guide to Play England local play indicators (October 2009)

Destination Equipped Areas for Play are deemed to have a minimum catchment of 2km, which is 25 minutes walking distance and more likely to attract visits by car. Two kilometres is estimated to be 5 minutes' drive time.

	<b>Walking Distance (Metres)</b>	<b>Indicative Walking Time (Minutes)</b>	<b>Straight Line Buffer (Metres)</b>
<b>LAP</b>	100	1-2	60
<b>LEAP</b>	400	5	240
<b>NEAP</b>	1,200	15	720
<b>DEAP</b>	2,000	25	1,200
<b>Unclassified</b>	-	-	-

The objective of the site categorisation and mapping was to determine where there was no playground provision within recommended walking distance or destination play area drive-time and where there was overlap of provision. The sites and their categorisations are listed at Appendix 2.

Having established coverage, condition and usage of the playgrounds were reviewed to ascertain which should be designated a strategic site. Annual Play Area Inspection Reports and the Open Space Assessment for the Local Plan provided the condition and site quality data, which is included in the site listing at Appendix 2.



## 4. Outcomes

### Coverage and Accessibility

Coverage and accessibility is shown in Figure 1. The mapping exercise demonstrated that large parts of the borough have access on foot to equipped areas for play and some, particularly Ewood, Shadsworth and Darwen, have overlapping catchments of large equipped areas for play.

Almost all of the urban areas of the borough have access to either a DEAP or NEAP either on foot or within an acceptable drive time. However, there are some areas, particularly on the periphery of Blackburn, that are without access to a large equipped play area within the Borough's threshold walking distance of 15 minutes or 5 minutes' drive time. These are:

- Fernhurst
- Cherry Tree (part)
- Beardwood
- Sunny Bower
- Higher Croft
- Lower Darwen

### Risk Assessments

Almost all of the DEAPs and NEAPs have a low to moderate risk rating as determined by the Play Area Inspection Reports at January 2017 and a quality assessment, as defined by the Open Space Assessment for the Local Plan, above the borough threshold, providing a good foundation for retention and development.

<b>Number of Sites</b>	<b>Inspection Risk Score</b>		
<b>Quality Threshold</b>	<b>Low</b>	<b>Moderate</b>	<b>N/A</b>
<b>Above Threshold (40%)</b>	12	2	1
<b>Below Threshold</b>	7	2	1

#### **Inspection Report Scoring Key**

**Low:** Minimal probability of occurrence - Requires significant factor or combination of factors to take place. Significant increase in intensity of use;

**Moderate:** Moderate probability. An added factor is needed to cause an accident. Designed use is unlikely to be problematic, additional factor is required. Covers or guards: loose, removed or vandalised. Absent guard rail or barrier at high levels

## 5. Strategic Sites

On the grounds of coverage, accessibility and condition, the **DEAPs and NEAPs** have been selected as the borough’s strategic play areas, to be retained and maintained to a satisfactory standard to provide hubs of play that can be accessed within a 15 minute walk or 5-minute drive from home by the majority of the borough’s residents. Where there is a geographical gap in coverage, a **LEAP** or **LAP** has been designated a strategic site. The strategic sites are listed in Appendix 2, denoted by grey shading, and geographical coverage is shown in Figure 2. Sites are also listed by proposed new ward in Appendix 3. There are 25<sup>7</sup> strategic play sites serving the borough; ten of which are priority DEAPs. Six sites are in rural locations, providing the only public play facility in the vicinity.

### Priority Sites

Of the strategic sites, the Destination Equipped Areas for Play (**DEAPs**) are the priority sites for investment. The aim is to achieve and maintain a minimum standard for these sites, as follows:

*Each destination play area will be equipped to facilitate toddler, junior and early teenager play. A Minimum of 10 items of equipment or ancillary facility such as a shelter or multi-use games area will be provided. Items may include:*

Junior Play		Older Children	Ancillary Facilities
<ul style="list-style-type: none"> <li>• Play houses</li> <li>• Slides</li> <li>• Swings</li> <li>• Trails</li> <li>• Nets</li> </ul>	<ul style="list-style-type: none"> <li>• Springies</li> <li>• Roundabouts</li> <li>• Themed Play</li> <li>• Activity Walls</li> <li>• Climbing</li> </ul>	<ul style="list-style-type: none"> <li>• Ariel Zip Wires</li> <li>• Nest swings</li> <li>• Rotators</li> <li>• See-saws</li> <li>• Trampolines</li> </ul>	<ul style="list-style-type: none"> <li>• Kick-about courts</li> <li>• Shelter</li> <li>• Astro turf</li> <li>• Skate park</li> </ul>

The needs of disabled children will be addressed by providing at least one experience of the ten basic activities on a play area, as set out by ROSPA Guidance on the Disability Discrimination Act<sup>8</sup>, at each strategic site, reviewing access, ensuring seating for disable parents/carers and confirming disabled parking provision, where relevant.

Selection of sites for development and investment will be set out by the Environment Department in an annual action plan, determined by the condition of the facility and the demand for it, both now and arising from new housing development.

<sup>7</sup> Robinson Street facilities are counted as one site

<sup>8</sup> <https://www.rospa.com/play-safety/services/dda/>

In appropriate situations and as determined by the associated planning permission, a new play facility may be constructed to serve additional demand from a growing population and areas where there is currently no provision. Children in such areas may have access to other open spaces and have the advantage of a garden space for informal play. However, equipped play areas are acknowledged to give children and young people opportunities to interact with their peers and learn social and movement skills in their home environment<sup>9</sup> and so should be available in these parts of the borough.

Resources for development and investment will be a combination of Council budgets, s106 moneys associated with planning conditions and external funding secured by community groups. The way in which the commuted sum is calculated is set out in Appendix 4.

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<sup>9</sup> Planning Policy Guidance 17: Planning for open space, sport and recreation (2006) Replaced by the National Planning Policy Framework

## 6. Non-Strategic Sites

Non-strategic sites, shown in Figure 3 and listed (unshaded) in Appendix 2; are the satellite **LEAPs** (Local Equipped Areas for Play) and **LAPs** (Local Areas for Play) scattered across the borough. Both the LEAPs and LAPs have fewer pieces of equipment or facilities and serve a smaller catchment than the Neighbourhood Equipped Areas for Play. All are over-lapped by NEAPs or DEAPs, except Wilton Close in Beardwood (site 76), which is privately owned and managed.

LEAPs and LAPs were provided in these locations for a variety of reasons. About half of sites are owned and managed by Twin Valley Homes and are located amongst their housing stock. Another large cluster is in Bastwell ward where there is very limited recreational open space amongst the dense terraced housing. Almost all of the facilities serve the more deprived neighbourhoods of the borough.

The non-strategic sites are generally of a lower standard than the strategic sites.

<i>Number of Sites</i>	<i>Inspection Risk Score</i>		
	<i>Low</i>	<i>Moderate</i>	<i>N/A</i>
<b>Above Threshold (40%)</b>	11	12	6
<b>Below Threshold</b>	4	6	2
<b>N/A</b>	11	24	8

## 7. Review of Non-Strategic Sites

The majority of non-strategic LEAPs and LAPs sit within the catchment of a NEAP or DEAP and may be duplicating provision. Facilities may also be poorly sited or badly designed and be under-used by the target population and/or mis-used by others. Where this is the case, a review of the provision is required with consultation in the local community in order to free up resources to invest in the strategic sites. Such decisions will be taken in discussion with Twin Valley Homes and in the context of their reviews.

Selection for retention or review of a site will be based on:

- Distance from a strategic equipped play area (DEAP or NEAP);
- Condition of the equipment;
- Use and abuse of the site;
- Demographics of the immediate catchment;
- Age range that the equipment serves;
- Ease of use by disabled children;
- Availability and location of alternative play provision within the neighbourhood

The objective is to ensure access to facilities for play for all ages and abilities within a walking distance of no more than 1.2km or 5 minute drive time.

Proposals to change the use of a site are bound by Local Plan policy which aims to protect the borough's green infrastructure and will allow development only in certain circumstances (See Appendix 4). The Council's Open Space Assessment recommends a quantity benchmark for provision for Children & Young people as 0.04 ha per 1,000 population, equating to 5.88ha for the borough. Actual provision of equipped play area at 2017 is 7.5ha, inclusive of all sites in non-Council ownership. Recommendations on sites to review will take account of the impact on accessibility, including disabled access, and on overall quantity of provision.

Section 27 of the Children & Families Act 2014 requires local authorities to keep the education, training and social care provision made for disabled children or young people and those with special educational needs under review. The views of children, their parents, and young people should be central to the way local authorities review their services and they must be consulted about services currently available and published in the Local Offer. Local authorities must also consider whether the provision is sufficient to meet children and young people's needs. The review process should be integrated with the Joint Strategic Needs Assessment undertaken by the local Health and Wellbeing Board.

## **8. Development, Approval & Implementation**

### Action Plan

An Action Plan will set out the works required to bring the strategic play areas up to and maintained at the required standard. The Plan will be developed, costed, implemented and monitored by the Environment & Leisure Department, as site managers, and will be used by the Planning Division of the Growth & Development Department to allocate s106 monies for investment in play areas, either new or existing. Appendix 5 sets out how these monies will be managed. Where new facilities are required, Policy 40 of the Local Plan Part 2<sup>10</sup> sets out how the Council aims to achieve the enhancement and extension of the area's green infrastructure and requires that all development that includes an element of green space to secure the appropriate maintenance of the space in the long term.

### Funding & Resources

Existing revenue budgets will continue to be used to ensure the safety of existing play areas. Investment and development will largely be dependent on s106 monies associated with new development. The Council will continue to look for opportunities to raise additional funds from other external sources such as the Lottery and work with Friends and other voluntary groups to identify sources of funding open to community organisations. All new approaches to funding and management will be kept under review.

### Securing Section 106 investments in equipped facilities

The level of s106 contributions towards play area development, investment and maintenance will be negotiated by the Growth Team within the Growth & Development Department. The Growth and Planning Teams will consult with the Director of Localities and Prevention and the Director of Environment & Leisure for making decisions on line with this strategy on approving allocation and expenditure proposals, prior to implementation.

### Monitoring / Responsibilities

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<sup>10</sup> Local Plan Part 2 Site Allocations and Development Management Policies  
<http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Local%20Plan%20Part%202%20-%20Adoption%20Version%20Dec%202015.pdf>

The Action Plan will be monitored bi-annually by the Environment & Leisure Department to ensure it is implemented and kept up to date with a rolling programme of investment. Updates and progress reports will be forwarded to the Growth Team. An annual progress report will be submitted to the Directors of Environment & Leisure and Localities & Prevention.

Income and expenditure of s106 monies will be monitored by the Growth Team. The Action Plan Annual Report will incorporate an update on the use of s106 monies and the income expected in the coming year.

Figure 1: All Play Areas and Geographical Coverage at March 2017

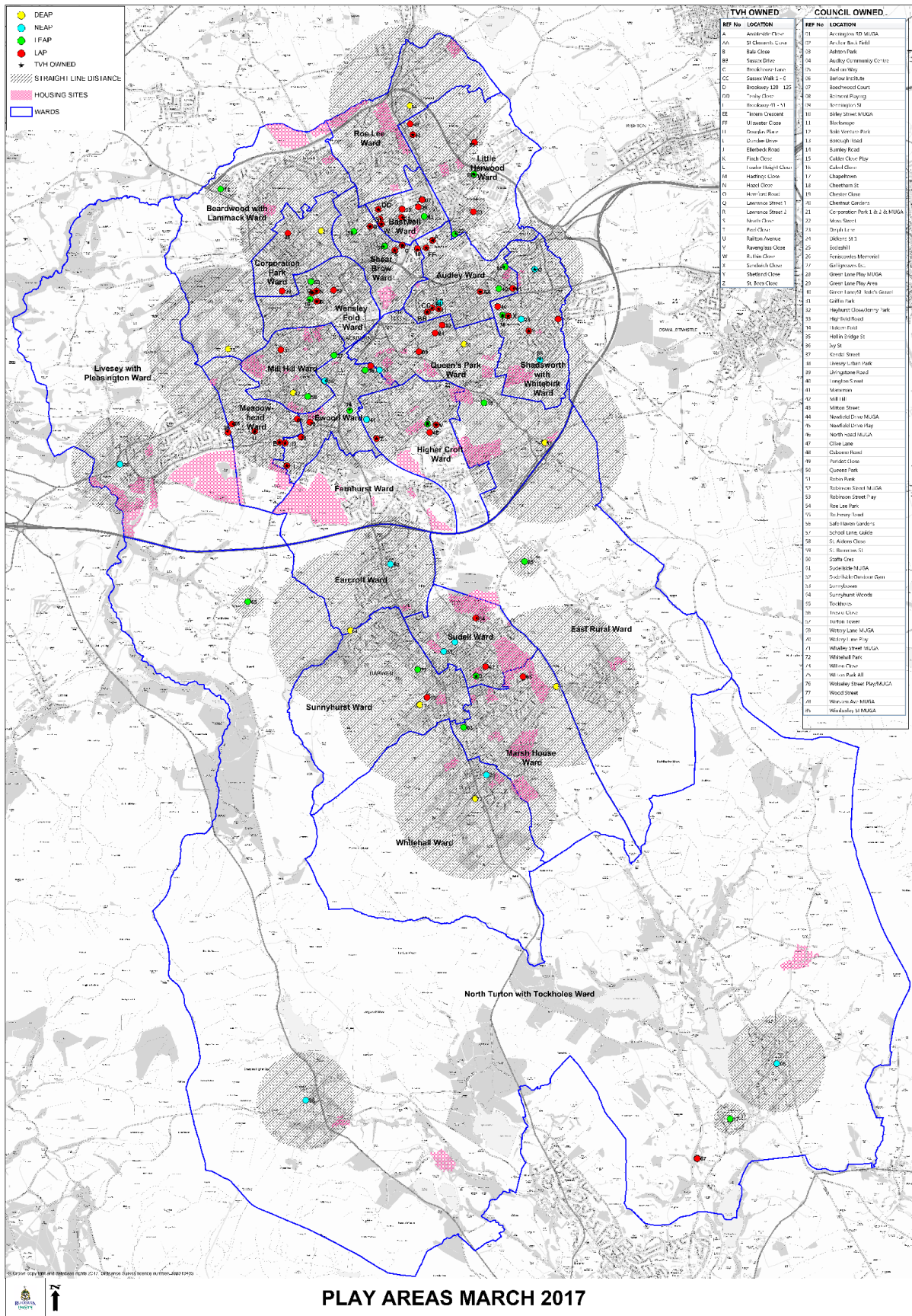
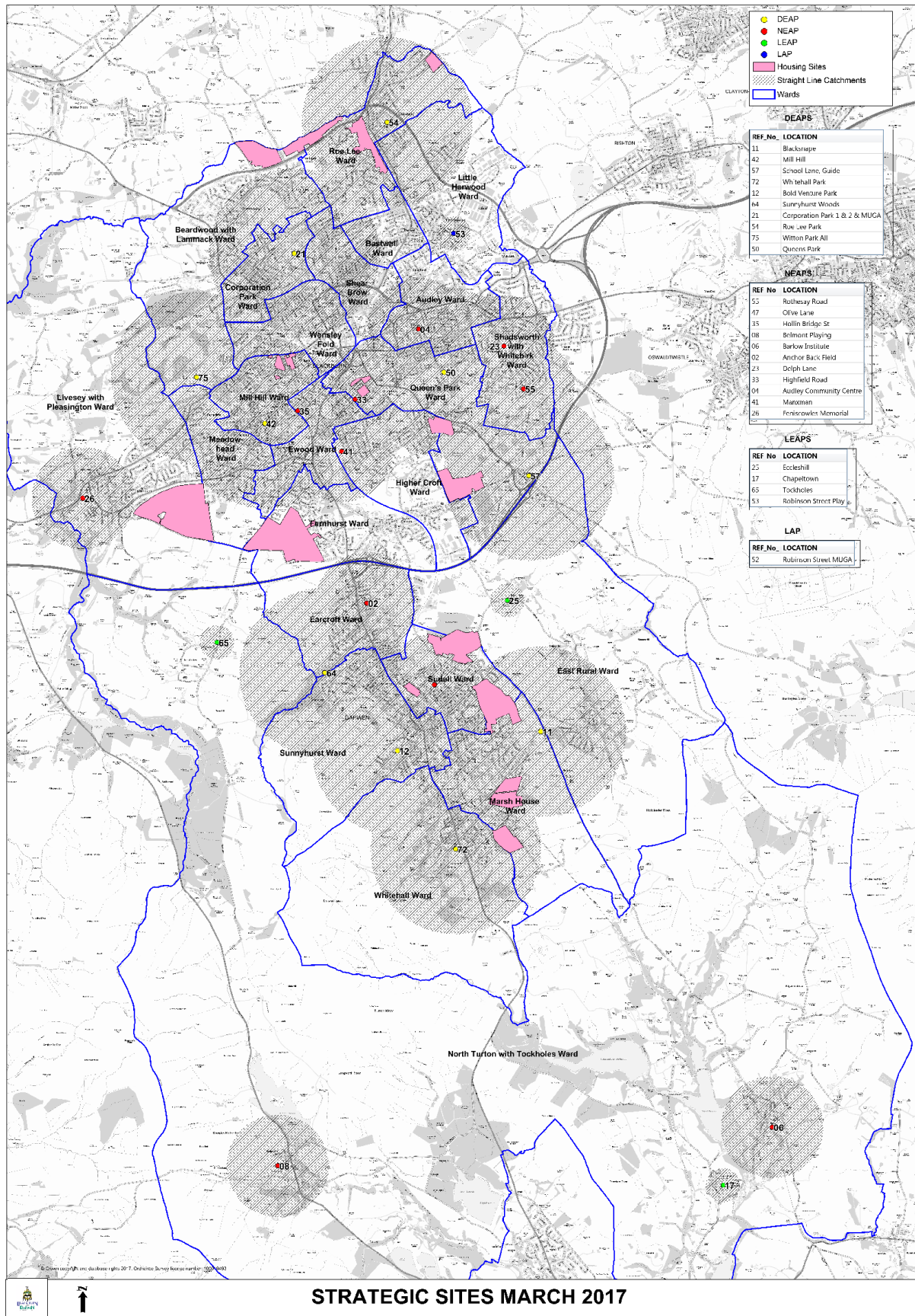
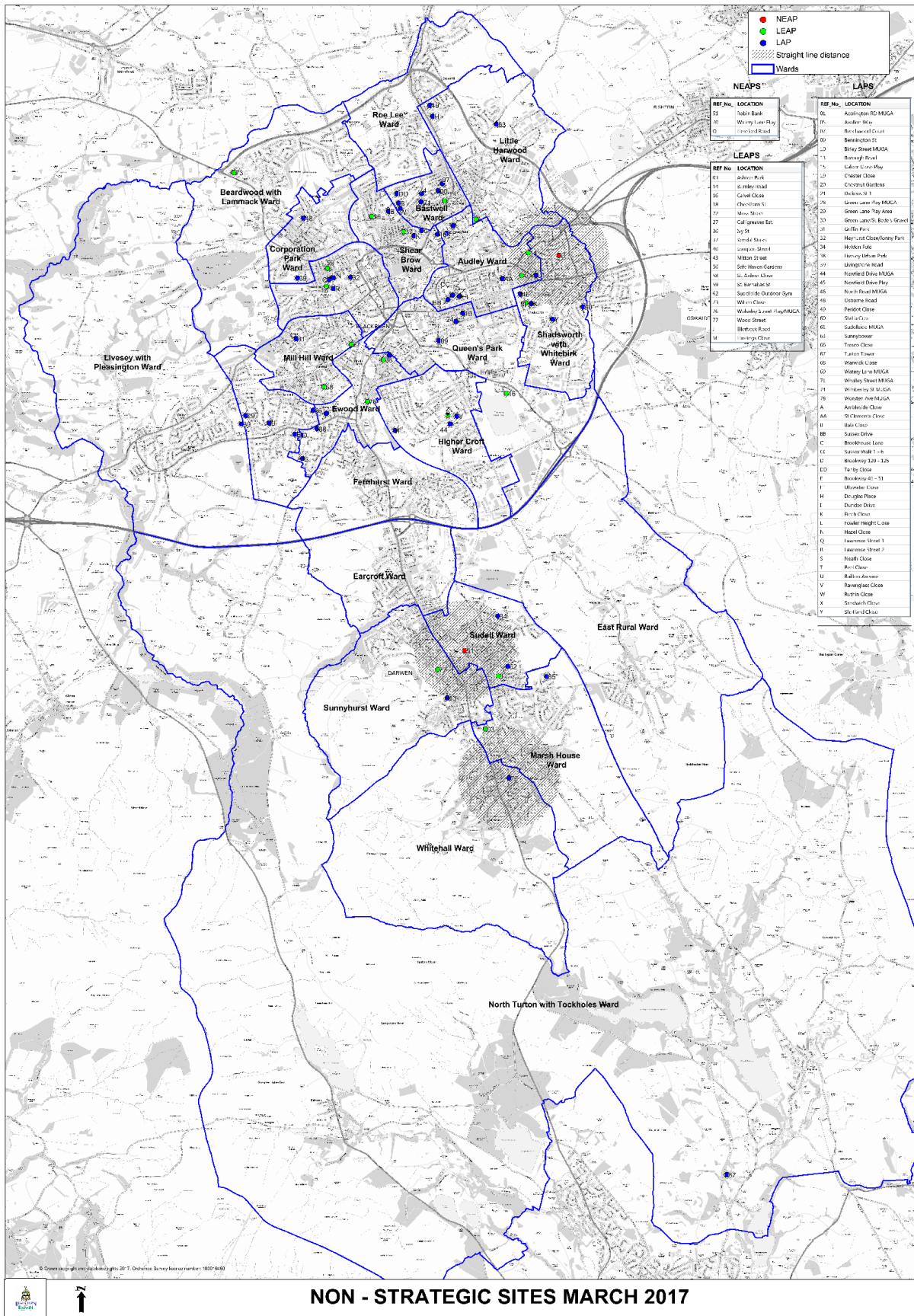




Figure 2 Strategic Sites



**Figure 3: Non-Strategic Sites and Geographical Coverage**



## Appendix 1: Residents' Survey 2012

*Extracts from Local Plan Part 2: Site Allocations and Development Management Policies: Open Space Assessment (May 2014)*

An integral component of identifying the local need for new and improved open spaces in Blackburn with Darwen was to engage with residents of the Borough to determine their use of, and attitudes towards open spaces.

The Council commissioned consultants to conduct a telephone survey with a representative sample of Blackburn with Darwen residents in November 2012. The survey found that parks and gardens were the most popular open space that residents visited (71% of residents surveyed).

Residents' overall satisfaction with open spaces in Blackburn with Darwen was high, with 87% 'satisfied' or 'very satisfied' with the open space in the Borough. However, overall satisfaction with children and young people's play areas in the borough was lower than most other types of open space, being measured at 69%. This figure included 14% 'very satisfied' and 55% 'satisfied'. Approximately one in five (11%) were 'neither satisfied nor dissatisfied'. These results are supported by the outcome of the quality site assessments which highlights there is an issue with the quality of children and young people's play across the Borough (average quality score, 29% overall).

The main reasons for visiting open spaces were given as:

- Spending time with children/family
- To go for a walk
- For recreational activities and exercise

Children's facilities, the fresh air, greenery and opportunities to walk, in addition to the spaces being well maintained were identified by residents as what they liked most about open spaces in the Borough.

Results from the residents' survey were used to identify any apparent issues with the quantity, quality and accessibility to open spaces within the Borough and whether existing provision met the needs of the local population. They have also been used to inform the setting of local accessibility catchments for each open space typology.

## Appendix 2: Equipped Play Areas at March 2017

All Equipped Play Areas at March 2017															
Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/ Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
1	Accrington RD MUGA	N/K	Audley	LAP	NS	N/A	-		x					N/A	Well used
2	Anchor Back Field	E&L	Earcroft	NEAP	S	Low	44		x		x			SL	Well used
3	Ashton Park	E&L	Marsh House	LEAP	NS	Low	55		x				x	GA	
4	Audley Community Centre	E&L	Audley	NEAP	S	Moderate	47				x			GA	Well used
5	Avallon Way Kickabout	E&L	Marsh House	LAP	NS	N/A	-							N/A	
6	Barlow Institute	E&L	North Turton with Tockholes	NEAP	S	Moderate	54							GA	Well used
7	Beechwood Court	E&L	Bastwell	LAP	NS	Low	13	x						GA	Limited use
8	Belmont Playing	E&L	North Turton with Tockholes	NEAP	S	Low	53							GA	Well used
9	Bennington St	E&L	Queens Park	LAP	NS	Low	39		x		x			SL	Well used
10	Birley Street MUGA	E&L	Bastwell	LAP	NS	Low	25						x	SL	Little used?
11	Blacksnape	E&L	Marsh House	DEAP	PS	Moderate	-		x					GA	Well used
12	Bold Venture Park	E&L	Sunnyhurst	DEAP	PS	Low	76		x		x			GA	Well used

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
13	Borough Road Kickabout	E&L	Sunnyhurst	LAP	NS	N/A	64							N/A	
14	Burnley Road	E&L	Audley	LEAP	NS	Moderate	35		x					GA	Well used
15	Calder Street Play	E&L	Bastwell	LAP	NS	Moderate	28				x			GA	Well used
16	Cavell Close	Private	Queens Park	LEAP	NS	N/A	43							N/A	N/K Private
17	Chapelton	E&L	North Turton with Tockholes	LEAP	S	Low	40		x					SL	Well used
18	Cheetham St	E&L	Wensley Fold	LEAP	NS	Low	-	x						SL	Limited use
19	Chester Close	E&L	Queens Park	LAP	NS	Low	22		x					GA	
20	Chestnut Gardens	E&L	Bastwell	LAP	NS	Low	-							GA	
21	Corporation Park 1 & 2 & MUGA	E&L	Corporation Park	DEAP	PS	Moderate	78				x			GA	Well used
22	Daisyfield/Moss Street	Educ.	Bastwell	LEAP	NS	Low	-		x					GA	Well used
23	Delph Lane	E&L	Shadsworth with Whitebirk	NEAP	S	Low	51		x		x			GA	Well used
24	Dickens St 1	E&L	Queens Park	LAP	NS	Low	25		x					SL	Well used
25	Eccleshill	E&L	East Rural	LEAP	S	Low	-	x						SL	Well used

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
26	Feniscowles Memorial	Trust	Livesey with Pleasington	NEAP	S	Moderate	-							GA	
27	Galligreaves Est.	E&L	Ewood	LEAP	NS	Low	35							SL	Not well used
28	Green Lane MUGA	E&L	Meadowhead	LAP	NS	Moderate	40		x		x			SL	Well used
29	Green Lane Play Area	E&L	Meadowhead	LAP	NS	Moderate	40		x		x			SL	Well used
30	Green Lane/St Bede's Gravel MUGA	Educ.	Meadowhead	LAP	NS	N/A	-							N/A	
31	Griffin Park	E&L	Mill Hill	LAP	NS	Low	48							GA	Not used
32	Heyhurst Close/Jonny Park	Educ.	Wensley Fold	LAP	NS	N/A	43				x		x	N/A	Decommissioned
33	Highfield Road	E&L	Queens Park	NEAP	S	Low	41		x			x		GA	Well used
34	Holden Fold	Resources	Sudell	LAP	NS	N/A	-							N/A	
35	Hollin Bridge St	E&L	Wensley Fold	NEAP	S	Low	50		x					GA	Well used
36	Ivy St	E&L	Ewood	LEAP	NS	Moderate	51		x			x		SAF	Well used
37	Kendal Street	E&L	Shear Brow	LEAP	NS	Moderate	20					x	x	SL	Well used

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/ Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
38	Livesey Urban Park	E&L	Livesey with Pleasington	LAP	NS	Low	-		x				x	SL	
39	Livingstone Road	E&L	Corporation Park	LAP	NS	Low	27		x		x			SAF	
40	Longton Street	E&L	Audley	LEAP	NS	Moderate	18				x			GA	Well used
41	Manxman	E&L	Higher Croft	NEAP	S	Moderate	44				x			GA	Well used
42	Mill Hill Gardens	E&L	Mill Hill	DEAP	PS	Low	51		x	x	x			GA	Well used
43	Mitton Street	E&L	Bastwell	LEAP	NS	Low	30		x			x		GA	Well used
44	Newfield Drive MUGA	E&L	Higher Croft	LAP	NS	Low	35							SL	Well used
45	Newfield Drive Play	E&L	Higher Croft	LAP	NS	Low	35		x		x			SL	Not well used
46	North Road MUGA	E&L	Queens Park	LAP	NS	Low	46				x	x		GA	Not well used.
47	Olive Lane	E&L	Sudell	NEAP	S	Moderate	34		x	x				GA	Well used
48	Osborne Road	E&L	Corporation Park	LAP	NS	Low	51		x					GA	Limited use
49	Peridot Close	E&L	Little Harwood	LAP	NS	Low	15							GA	Limited used
50	Queens Park	E&L	Queens Park	DEAP	PS	Low	73				x			GA	
51	Robin Bank	E&L	Sudell	NEAP	NS	Low	52							SL	Limited use

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/ Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
52	Robinson Street MUGA	E&L	Little Harwood	LAP	S	Low	29		x		x			GA	Well used
53	Robinson Street Play	E&L	Little Harwood	LEAP	S	Low	36		x		x			GA	Well used
54	Roe Lee Park	E&L	Roe Lee	DEAP	PS	Low	68		x		x			GA	Well used
55	Rothsay Road	E&L	Shadsworth with Whitebirk	NEAP	S	Moderate	34	x						GA	Well used
56	Safe Haven Gardens	E&L	Shear Brow	LEAP	NS	Moderate	-		x		x			SL	
57	School Lane, Guide	E&L	North Turton with Tockholes	DEAP	PS	Moderate	40	x						SL	Well used
58	St. Aiden's Close	E&L	Mill Hill	LEAP	NS	Moderate	26		x					GA	Not well used
59	St. Barnabas St	E&L	Wensley Fold	LEAP	NS	Moderate	41				x	x		SL	Well used
60	Staffa Cres	E&L	Shadsworth with Whitebirk	LAP	NS	Low	-		x					SL	Used. Poorly designed.
61	Sudellside MUGA	N/K	Marsh House	LAP	NS	Low	59							GA	Well used
62	Sudellside Outdoor Gym	E&L	Marsh House	LEAP	NS	Low	59	x						GA	Not well used
63	Sunnybower Kickabout	E&L	Little Harwood	LAP	NS	N/A	49							N/A	
64	Sunnyhurst Woods	E&L	Sunnyhurst	DEAP	PS	Low	76						x	SL	Well used



All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
65	Tockholes	E&L	North Turton with Tockholes	LEAP	S	Low	50	x						SL	Well used
66	Tresco Close Kickabout	E&L	Meadowhead	LAP	NS	N/A	17							N/A	
67	Turton Tower	E&L	North Turton with Tockholes	LAP	NS	Low	70	x						SL	Well used.
68	Warwick Close	E&L	Queens Park	U/C	NS	Low	42							GA	Not well used. No equipment
69	Watery Lane MUGA	E&L	Marsh House	LAP	NS	Low	61							SL	Well used
70	Watery Lane Play	E&L	Marsh House	NEAP	NS	Low	61		x	x				SL	
71	Whalley St MUGA	E&L	Bastwell	LAP	NS	N/A	28					x		N/A	
72	Whitehall Park	E&L	Whitehall	DEAP	PS	Moderate	71		x					SL	Well used
73	Wilton Close	Private	Beardwood with Lammack	LEAP	NS	N/A	50							N/A	N/K Private
74	Wimberley St MUGA	N/K	Bastwell	LAP	NS	N/A	43					x		N/A	Well used
75	Witton Park All	E&L	Beardwood with Lammack	DEAP	PS	Moderate	77							SL	Well used

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/ Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
76	Wolseley Street Play/MUGA	E&L	Ewood	LEAP	NS	Moderate	28		x		x			GA	Well used
77	Wood Street	E&L	Sunnyhurst	LEAP	NS	Low	19	x						GA	Well used
78	Worsten Ave MUGA	E&L	Ewood	LAP	NS	Low	-							GA	Well used
A	Ambleside Close	TVH	Corporation Park	LAP	NS	N/A	17							N/A	N/K
AA	St. Clements Close	TVH	Audley	LAP	NS	N/A	48							N/A	N/K
B	Bala Close	TVH	Shear Brow	LAP	NS	N/A	49							N/A	N/K
BB	Sussex Drive	TVH	Audley	LAP	NS	N/A	28							N/A	N/K
C	Brookhouse Lane	TVH	Shear Brow	LAP	NS	N/A	17							N/A	N/K
CC	Sussex Walk 1 - 6	TVH	Audley	LAP	NS	N/A	35							N/A	N/K
D	Brookway 120 - 125	TVH	Meadowhead	LAP	NS	N/A	5							N/A	N/K
DD	Tenby Close	TVH	Bastwell	LAP	NS	N/A	38							N/A	N/K
E	Brookway 41 - 51	TVH	Meadowhead	LAP	NS	N/A	-							N/A	N/K
EE	Tintern Crescent	TVH	Roe Lee	U/C	NS	N/A	19							N/A	N/K
F	Carnforth Close	TVH	Higher Croft	U/C	NS	N/A	-							N/A	N/K

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/ Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
FF	<i>Ullswater Close</i>	<i>TVH</i>	Bastwell	LAP	NS	<i>N/A</i>	<i>42</i>							<i>N/A</i>	<i>N/K</i>
G	<i>Dickinson Close</i>	<i>TVH</i>	Mill Hill	U/C	NS	<i>N/A</i>	<i>22</i>							<i>N/A</i>	<i>N/K</i>
H	<i>Douglas Place</i>	<i>TVH</i>	Little Harwood	LAP	NS	<i>N/A</i>	<i>13</i>							<i>N/A</i>	<i>N/K</i>
I	<i>Dundee Drive</i>	<i>TVH</i>	Audley	LAP	NS	<i>N/A</i>	<i>8</i>							<i>N/A</i>	<i>N/K</i>
J	<i>Ellerbeek Road</i>	<i>TVH</i>	Sudell	LEAP	NS	<i>N/A</i>	<i>42</i>							<i>N/A</i>	<i>N/K</i>
K	<i>Finch Close</i>	<i>TVH</i>	Shear Brow	LAP	NS	<i>N/A</i>	<i>39</i>							<i>N/A</i>	<i>N/K</i>
L	<i>Fowler Height Close</i>	<i>TVH</i>	Ewood	LAP	NS	<i>N/A</i>	<i>22</i>							<i>N/A</i>	<i>N/K</i>
M	<i>Hastings Close</i>	<i>TVH</i>	Shadsworth with Whitebirk	LEAP	NS	<i>N/A</i>	<i>-</i>							<i>N/A</i>	<i>N/K</i>
N	<i>Hazel Close</i>	<i>TVH</i>	Wensley Fold	LAP	NS	<i>N/A</i>	<i>12</i>							<i>N/A</i>	<i>N/K</i>
O	<i>Hereford Road</i>	<i>TVH</i>	Shadsworth with Whitebirk	NEAP	NS	<i>N/A</i>	<i>-</i>							<i>N/A</i>	<i>N/K</i>
P	<i>Heys Close</i>	<i>TVH</i>	Ewood	U/C	NS	<i>N/A</i>	<i>11</i>							<i>N/A</i>	<i>N/K</i>
Q	<i>Lawrence Street 1</i>	<i>TVH</i>	Wensley Fold	LAP	NS	<i>N/A</i>	<i>11</i>							<i>N/A</i>	<i>N/K</i>
R	<i>Lawrence Street 2</i>	<i>TVH</i>	Wensley Fold	LAP	NS	<i>N/A</i>	<i>12</i>							<i>N/A</i>	<i>N/K</i>

All Equipped Play Areas at March 2017

Ref	Location	Owner	Ward	Designation	Status	Inspection Risk Score	Planning OS Assmt Score %	No Major Issues	Vandalism/Damage	Missing Equip	Drug Use /ASB	Litter	Other	Disabled Access	Usage
S	Neath Close	TVH	Bastwell	LAP	NS	N/A	34							N/A	N/K
T	Peel Close	TVH	Higher Croft	LAP	NS	N/A	15							N/A	N/K
U	Railton Avenue	TVH	Meadowhead	LAP	NS	Moderate	-							SL	Owned TVH, managed BwD
V	Ravenglass Close	TVH	Higher Croft	LAP	NS	N/A	27							N/A	N/K
W	Ruthin Close	TVH	Bastwell	LAP	NS	N/A	40							N/A	N/K
X	Sandwich Close	TVH	Shadsworth with Whitebirk	LAP	NS	N/A	23							N/A	N/K
Y	Shetland Close	TVH	Shadsworth with Whitebirk	LAP	NS	N/A	29							N/A	N/K
Z	St. Bees Close	TVH	Higher Croft	LEAP	NS	N/A	33							N/A	N/K

## Key (Appendix 2)

Owner		
E&L	Environment & Leisure Department	Blackburn with Darwen Borough Council
Educ.	Children's Services – Schools Service	
Resources	Corporate Property Section	
TVH	Twin Valley Homes	

Notes:
<b>Open Space Assessment for the Local Plan:</b>
Threshold quality score = 40%

<b>ASB</b> – Anti Social Behaviour
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Play Area Category	Pieces of Equipment	Walking Distance (Metres)	Walking Time (Minutes)	Mapped Straight Line Buffer (Metres)
LAP	Local Area for Play	1 to 4	100	60
LEAP	Local Equipped Area for Play	5 to 8	400	240
NEAP	Neighbourhood Equipped Area for Play	8-9	1,200	720
DEAP	Destination Equipped Area for Play	10+	2,000	1,200
U/C	Unclassified	-	-	-

PS	Priority Strategic Site	S	Strategic Site
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NK – Not Known  
N/A – Not Available

### **Inspection Report Scoring**

**Low:** Minimal probability of occurrence - Requires significant factor or combination of factors to take place. Significant increase in intensity of use;

**Moderate:** Moderate probability. An added factor is needed to cause an accident. Designed use is unlikely to be problematic, additional factor is required.  
Covers or guards: loose, removed or vandalised. Absent guard rail or barrier at high levels

### **Access Key**

**GA:** Generally Accessible - an area accessible to most but not all people even when help is at hand

**SAF:** Some Accessible Features - an area that presents difficulties to the majority of people with disabilities but in favourable circumstances, and certainly in partnership, can be accessed

**SL:** Severely Limited Access - an area that presents serious barriers to disabled people, even when skilled help is at hand

### Appendix 3: Strategic Sites by New Ward

<b>Audley &amp; Queen's Park</b>	<b>Bastwell &amp; Daisyfield</b>	<b>Billinge &amp; Beardwood</b>	<b>Blackburn South East</b>	<b>Blackburn South &amp; Lower Darwen</b>	<b>Central</b>
Delph Lane		Witton Park	Manxman		Audley Community Centre
Queen's Park			Rothesay Road		
			School Lane, Guide		
<b>Darwen East</b>	<b>Darwen Rural</b>	<b>Darwen South</b>	<b>Darwen West</b>	<b>Ewood</b>	<b>Little Harwood &amp; Whitebirk</b>
Anchor Back Field	Barlow Institute	Blacksnape	Bold Venture Park	Highfield Road	Robinson Street
Olive Lane	Belmont Playing		Sunnyhurst Woods	Hollin Bridge St	
	Chapelton		Tockholes		
	Eccleshill				
	Whitehall Park				
<b>Livesey with Pleasington</b>	<b>Mill Hill &amp; Moorgate</b>	<b>Roe Lee</b>	<b>Shear Brow &amp; Corporation Park</b>	<b>Wensley Fold</b>	
Feniscowles Memorial	Mill Hill Gardens	Roe Lee Park	Corporation Park		

## Appendix 4: Local Plan Policy and Supplementary Planning Guidance

The Council's Core Strategy (Policy CS13) sets out a strategy of managing the net environmental impact of planning policy; and follows the NPPF approach of "Avoid – Mitigate – Compensate – Refuse" in dealing with development that has a potential environmental impact. Policy is set out in the Core Strategy<sup>11</sup>, Local Plan Part 2: Site Allocations and Development Management Policies<sup>12</sup> and Supplementary Planning Guidance on Green Infrastructure and Ecological Networks<sup>13</sup>.

### a. Local Plan Part 2

Key policies in Local Plan Part 2 are Policy 9 and 40, the most relevant parts of which are reproduced below:

#### Policy 9. Development and the Environment

5. Development involving the partial or complete loss of land identified as Green Infrastructure on the Adopted Policies Map, or any unidentified areas of open space including playing fields; and any development which otherwise has the potential to result in the severance of green infrastructure connections, will not be permitted unless:

- i) The development can be accommodated without the loss of the function of the open space;
- ii) The impact can be mitigated or compensated for through the direct provision of new or improved green infrastructure elsewhere, or through the provision of a financial contribution to enable this to occur; or
- iii) The need for or benefits arising from the development demonstrably outweigh the harm caused, and the harm has been mitigated or compensated for so far as is reasonable.

#### Policy 40. Integrating Green Infrastructure and Ecological Networks with New

##### Development

1. Where circumstances permit, all development must be designed to make a positive contribution to Blackburn with Darwen's green infrastructure through:

- i) Inclusion of multi-functional landscaped public open space in the development;

2. All new residential development will contribute to the provision of high quality open space for its residents, either through provision of public open space on site or, where more appropriate, through financial contributions towards improving the quality and / or accessibility of nearby existing spaces. The Council will work with developers to determine the most appropriate means of providing open space for residents, having regard to the most up to date assessment of open space requirements or provision across Blackburn with Darwen. It will adopt a design-led approach to planning for new open space within a development, having regard to the location and character of the development proposed.

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<sup>11</sup> [http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Adopted\\_Core\\_Strategy\\_final\\_A4.pdf](http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Adopted_Core_Strategy_final_A4.pdf)

<sup>12</sup> <http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Local%20Plan%20Part%202%20-%20Adoption%20Version%20Dec%202015.pdf>

<sup>13</sup> <http://www.blackburn.gov.uk/Lists/DownloadableDocuments/Green-Infrastructure-and-Ecological-Networks-SPD.pdf>



5. All development that includes an element of green space will be required to secure the appropriate maintenance of the space in the long term.

## **b. Supplementary Planning Document**

Further guidance on open space and development, including how to calculate commuted sum payments in new residential development, is provided in **Supplementary Planning Guidance on Green Infrastructure and Ecological Networks** of which the following is a précis of key points from Section 6 Integrating green infrastructure in new residential Development and Appendix C Calculating the Commuted Sum Payment in new residential developments.

### **Section 6: Integrating green infrastructure in new residential development**

These policies require new residential development to contribute to the provision of high quality open space for its residents, either through provision of public open space on site or, where more appropriate, through financial contributions towards improving the quality and/or accessibility of nearby existing spaces. Adequate green infrastructure is essential in new residential developments to meet the needs of new residents, and to provide a good quality environment that will contribute towards an enhanced quality of life.

The Council expects developers to explore opportunities to provide a range of green infrastructure on site, including children's play space. The Council is flexible on how green infrastructure is provided and will work with developers to ensure the most appropriate spaces are delivered, having regard to the open space assessment.

Some or all of the green infrastructure required on site may, where appropriate, be made through negotiation of a commuted sum payment to the Council, covering its provision and its maintenance for 25 years to keep it at the original standard.

A commuted sum may be acceptable in small developments of fewer than 20 dwellings and in developments of 20 or more dwellings where enhancement and improvement of existing open space in close proximity to the development can best provide for the prospective residents.

Where a commuted sum is charged in lieu of on-site green infrastructure provision, applicants will be required to pay £1,406 per dwelling. Appendix C sets out how this requirement has been calculated, based on current provision of green infrastructure across the borough.

Upkeep of on-site provision remains the responsibility of the developer, imposed through a planning condition to ensure an acceptable standard. Maintenance of off-site provision for the ensuing 25 years is included in the commuted sum payment.

### **APPENDIX C Calculating the Commuted Sum Payment in new residential developments**

Amenity grassland current provision = 0.63ha/1000 population (6,300m<sup>2</sup>/1000 pop)

Children's play area current provision = 0.04ha/1000 population (400m<sup>2</sup>/1000 pop)

Type of open space	Per person (m <sup>2</sup> )	Per unit (m <sup>2</sup> ) (per person m <sup>2</sup> x average occupancy rate of 2.5 persons per dwelling)
Amenity grassland	6.3	15.75
Children's play area	0.4	1

### Commuted sum requirements

Amenity grassland                    £78.21 x 15.75m<sup>2</sup> = £1232 per dwelling

Children's play area                    £173.68 x 1m<sup>2</sup> = £173.68 per dwelling

Total commuted sum required       = amenity grassland + children's play area requirements  
    = £1,232 + £174  
    = £1,406 per dwelling

## Appendix 5: Section 106 Money Management

The chief negotiator with developers on the amount and use of section 106 monies for new or existing play areas will be the Director of Growth & Development

**Pooled monies** for public open space, including play areas, are distributed in consultation with key stakeholders, via the Monitoring Officer (copy to Finance Officer)

The key stakeholders are: Director of Environment & Leisure

Director of Localities & Prevention

**Contributions for specific works:** Monitoring Officer/Finance Officer notifies the relevant contact that relevant monies have been received, for allocation to the relevant code and completion of works

The Interim Procedure for Section 106 Monitoring, (as at February 2017) is as follows:

### Monitoring Officer:

- Maintains schedule of signed Section 106 Agreements
- Monitors payments due with Planning Case Officers (quarterly)
- Monitors completion of spend with Planning Case Officers and relevant stakeholders (quarterly)

### Finance Officer:

- Maintains schedule of paid Section 106 Agreements
- Manages allocation of monies to correct code

### Planning Case Officers

- Provide copies of completed Section 106 agreements to Monitoring Officer when received
- Raise invoice for Section 106 payments when due (see separate procedure note)
- Chase payment if not received
- Liaise with Monitoring Officer throughout

### Planning Support Officers

- Receipt and bank any payments received, notify Finance and Monitoring Officers of the code, invoice number (where applicable) and application number and record on application file