

KEY FINDINGS

Play area quality

The findings are split into three sections, based on results from play value, disability access and life expectancy assessments conducted by RoSPA in April 2013. The detail can be seen at Appendix E. The three elements are summarised in the conclusions section. The information is also arranged by wards and parishes in Appendix F.

Play value assessments

The play value assessments conducted in April 2013 show a wide range of good quality play provision in the borough of Waverley.

The following statements RoSPA make about their play value assessments give context to the findings:

'The Play Value of each element of the site should be looked upon individually and assessed against the purpose that the operator has designated for the site (e.g. Toddler, Junior, Mixed, Teenage etc). The Operator should aim for a minimum rating of 'Good' for: the Site Overall' and 'Ambience' categories, and for those age groups for which the site is designed. Some elements have greater play value than others.

The assessments given are RoSPA's and are not national averages. In practice a site rated "average" is probably above the national average.'

Bearing these statements in mind, of the 73 play grounds rated:

- 1. 44 playgrounds have a good or excellent rating for the 'overall' site and its ambience (visual appeal, condition and layout); not rating equipment.** This is an overview of the site in terms of physical, social and environmental safety, access and egress, its general environment and signage/seating/bins.
 - Of these 40 playgrounds, 4 have a good or excellent rating for all age groups: toddler, junior and teenage. These are: *Cranleigh Leisure Centre/Snoxhall Fields, Beacon Hill, Hindhead, Roman Way, Farnham and Sunny Hill play area, Witley.*
 - 6 further playgrounds are rated as good-excellent in two of the 3 categories: *Gostrey Meadow* (rated as below average for teenage provision, but is located fairly close to Farnham skate park); *Hale recreation ground* (rated average for toddler provision); *Broadwater Park* (rated as average for teenage provision); *Langhams recreation ground* (rated as average for teenage provision); *Aaron's Hill* (rated as average for toddler provision) and *Ockford Ridge* (rated as good/excellent for junior & teenage provision and average for toddlers).
 - 7 playgrounds are also rated as good-excellent in one of the 3 age categories: *Ladymead Womersley, Lion Green Haslemere, Haslemere War Memorial recreation ground* and *Farnham St James* for toddler provision and *Jubilee Field, Elstead, The Chantry's and Mardens recreation ground* for junior provision.

- 4 playgrounds are rated as average across all age categories: *Chestnut Way* (Bramley), *High Lane recreation ground* (Haslemere), *Badshot Lea* (Badshot Lea and Weybourne) and *The Bourne* (Farnham Bourne).
- 8 are rated as average in toddler and junior provision, but with poor or below average provision for teenagers: *Ewhurst recreation ground*, *Canon Bowrings* (Farncombe), *Hatchetts Drive and Lower Hanger* (Woolmer Hill estate, Haslemere), *Abbots Cottages* (Dockenfield), *Morley Road* (Farnham), *Beldhams* (Farnham), *Crownpits* (Godalming) and *Grayswood*. *Crownpits* is not a suitable site for additional teenage provision and is within walking distance of both Holloway Hill and Bury's skate park for older children and young people. *Grayswood* is situated in the centre of the village, but the majority of the recreation ground is owned by the National Trust, so the scope for expansion is limited. There could be scope to extend provision at Dockenfield in partnership with the parish council.
- 7 playgrounds have average ratings in one age category (but below average or poor ratings for the other two): *Hascombe recreation ground*, *Rowledge recreation ground*, *Wentworth Close* (Farnham), *Longbourne Green* (Farncombe) and *Phillips Memorial ground* (Godalming) for toddler provision; *Holloway Hill* for junior provision and *Farnham Park adventure playground* for teenage provision. NB Phillips Memorial Ground playground is situated opposite *The Bury's skate park* which gives provision for older juniors and teenagers. Farnham Park also includes *St James'* playground, which has strong toddler provision. *Rowledge recreation ground*, *Hascombe recreation ground* and *Holloway Hill* are rated as poor for teenage provision. These sites offer the opportunity of expansion if there is demand for it.
- 8 playgrounds provide below average or poor play value for all age groups: *Boundstone recreation ground* is rated as poor for toddler provision and below average for junior and teenage provision; *Eastwood Road* in Bramley is rated as below average for toddler and junior provision and poor for teenage provision; *Peakfield* playing field in Frensham is rated as poor for toddler provision and below average for junior and teenage provision; *Queensway* in Cranleigh is rated as below average for all three age groups; *Hollowdene* in Frensham is rated as below average for toddler, junior and teenage provision; *Lashmere recreation ground* and *Chiddingfold recreation ground (Coxcombe Lane)* are rated as poor for teenage provision and below average for both toddler and junior provision; *Lordshill Common playground* (Shamley Green) is rated as below average for all 3 age categories.
- Four of the sites are considered accessible for disabled people; Beacon Hill, Broadwater Park, Roman Way and Lashmere recreation ground.
- Nine of the sites are considered partially accessible and could be improved to make them more accessible. These are: Gostrey Meadow, Snoxhall Fields (Cranleigh), Hale recreation ground, Hascombe recreation ground, Farnham Park (St James'), Ewhurst recreation ground, Ockford Ridge and Canon Bowrings.

2. 45 playgrounds have a good or excellent rating for 'ambience'; visual appeal, condition (litter and graffiti) and layout. This reflects the general setting and the management of the site

- In addition to the 42 sites listed above, 2 (*Middlefield and Baldreys*) have poor teenage provision and below average provision for toddlers and Juniors; 2 (*Wrecclesham recreation ground and Sicklemill estate*) have poor teenage provision, below average junior provision and average toddler provision. *Alfold* recreation ground has poor teenage provision, but good junior provision and average toddler provision.
- *Alfold recreation ground* and *Sicklemill Estate* playgrounds are considered partially accessible for disabled people and could be improved to make them more accessible. The other sites (*Middlefield, Wrecclesham Rec, Baldreys and Cranleigh skate park*) are considered to have partial accessibility only.

3. 12 playgrounds have an average 'overall' rating, with 6 of these being rated as average in terms of 'ambience'.

- *Amberley Road* (refurbished in 2013) has average ratings for toddler and junior equipment and a below average rating for teenagers, although it includes goals. *Heath End* (refurbished in 2013) has an excellent rating for ambience, but average provision for toddlers, below average for juniors and poor provision for teenagers. Both sites are intended to be local areas for play and are within walking distance of sites with greater provision for young people (at Jubilee Field, Milford and Hale recreation ground respectively).
- 4 of these 12 sites (*Combe Road, The Quilletts, Sandy Hill and Churt*) are rated below average in terms of ambience. Sandy Hill was identified as in poor condition by residents in the Open Spaces Study, but has a good rating for teenage provision. The Parish Council has plans to refurbish Churt playground.
- *Combe Road* also has poor rating for play value for all 3 age groups.
- *The Quilletts* (Elstead), *Town Meadow* (Haslemere) and *Shepherd's Way* in Tilford have poor ratings for toddler and teenage play provision and a below average rating for junior play provision.
- *Border Road* (Haslemere) has a poor rating for junior and teenage equipment, but an average rating for toddler provision.
- Of these sites, one, *Witley* recreation ground, is considered inaccessible and one, *Northbourne* in Farncombe, is considered partially accessible and could be improved to make it more accessible. The other sites are considered partially accessible.

4. 7 playgrounds have an overall rating of 'below average' , of these:

- Three, *Runfold* recreation ground, *Downhurst Road* (Ewhurst) and *Oak Cottages* in Haslemere, have poor ratings for play provision for all 3 age groups.
- A further three, *Burford Lodge* recreation ground in Elstead, *King George V playing field*, Dunsfold and *Eight Acres*, Farnham, have poor ratings for two of the 3 age categories and a below average rating for the third. Dunsfold parish council have plans to refurbish *King George V playing field*.
- *Ellens Green memorial hall* has an average rating for toddler provision and below average for junior and teenage provision.

- *The Herons* is a skate park located in the leisure centre grounds and has a good/excellent rating for teenage provision.
 - *Runfold recreation ground* consists only of a set of swings and has a poor rating for all 3 age categories.
 - Two of these sites, *Downhurst Road* (Ewhurst) and *Eight Acres* (Hindhead) are considered inaccessible.
5. **Five playgrounds have poor or below average ratings for 'overall' site and for 'ambience'.**
- *White Cottage Close* (Farnham), *Oast House Crescent* (Farnham), *Oak Cottages* (Haslemere), *Tilford Road* play area and *Middlemarch* (Witley) all have poor and below average ratings in each category. There has been some discussion about whether Tilford Road is in the right place for a play area, bearing in mind its location opposite housing on a busy road.
 - Of these four play sites, Middlemarch in Witley is considered to be partially accessible with the potential to be improved to make it more accessible. Tilford Road is rated as inaccessible. The remaining 3 sites are considered to be partially accessible.

Life expectancy

The following sites are estimated to need some or all of their equipment replaced in the next 10 years. The action plans give the detail of the equipment needing replacement. The recommendation section shows how some of these sites could be looked at in conjunction with other sites.

WBC sites

- **Aaron's Hill** – some of the play equipment and skate equipment needs replacing in the next 3-5 years. The fitness equipment, cycle whirl, climbers and rockers need replacing in 5-8 years.
- **Abbots Cottages, Dockenfield** – multi-play with slide, play panel, chime panel, flat swing likely to need replacing within 5-8 years
- **Border Road, Haslemere** – equipment needs replacing in the next 8 years.
- **Boundstone recreation ground** – replace swings in 0-5 years
- **Broadwater Park** – the playhouse and sand station are likely to need replacing in the next 3-5 years.
- **Eight acres** – the equipment needs replacing in the next 3-5 years
- **Farnham Park** adventure playground – most of the equipment needs replacing in the next 1-5 years.
- **Gostrey Meadow** – all equipment likely to need replacing in 5-8 years
- **Hascombe recreation ground** – the swings need replacing in 3-5 years and the multi play unit and play house in 5-8 years.
- **Hale recreation ground** - Balance beams, multi-pondo, cradle and flat swings, Basketball court/MUGA likely to need replacing in 5-8 year time-frame

- **Haslemere war memorial recreation ground** – the rockers need replacing in the next 5 years.
- **The Herons skate park** – some equipment needs replacing in the next 5 years
- **Holloway Hill** – the obstacle course items, beam around the zip wire and swings are likely to need replacing in 1-3 years and the multi-play and cabin slide in 3-5 years.
- **Middlemarch, Witley** – replace swings in 3-5 years
- **Oast House Crescent** – all items need replacing in 5-8 year time-frame
- **Wentworth Close** – seesaw rocker needs replacing in 5-8 year time-frame
- **White Cottage Close** – all items need replacing in 5-8 year time-frame
- **Runfold recreation ground** – the swings need replacing in 3-5 years.
- **Rowledge recreation ground** – the climbing frame needs replacing in the next 3-5 years.
- **Sandy Hill top field** – replace obstacle course items – 3-5 years.
- **Tilford Road play area** – 5-8 year time-frame

Parish council sites

- **Alfold recreation ground** – some equipment is nearing the end of its useful life (1-5 years) and more will need replacing in 5-10 years.
- **Burford Lodge, Elstead** – the see-saw has reached the end of its useful life, but most of the equipment has between 5 and 10+ years' lifespan
- **Churt playground** – some of the equipment needs replacing in the next 5 years and plans are underway to look at this.
- **Eastwood Road, Bramley** – a couple of pieces of equipment are nearing the end of their useful life (1-5 years)
- **Ellens Green memorial hall** – some equipment (sandpit, slide, log cabin, carousel and rocker) is nearing the end of its useful life (and will need replacing within 8 years).
- **Hollowdene, Frensham** - Plan to replace Hopscotch - Rubber Tiles, Multi - Tower - Ramp - Slide, Multiplay - Senior, Play House - Log Hut, Rocker – Seesaw within the next 10 years
- **King George V play area, Dunsfold** – equipment nearing end of useful life (3-5 years).
- **Jubilee Field, Milford** (Witley PC) – the see saw, Burma bridge and discs need replacing in the next 5 years – the Parish council has plans underway to upgrade this playground.
- **Ladymead, Womersley PC** - some equipment is nearing the end of its useful life (1-5 years), although some has recently been replaced. The multi-play has reached the end of its useful life.
- **Lordshill Common, Womersley PC** - some equipment is nearing the end of its useful life (1-5 years). The multi-play has reached the end of its useful life.
- **Lion Green** – some equipment needs replacing in the next 5 years
- **Shepherd's Way, Tilford** – all of the equipment needs replacing within the next 1-5 years
- **Snnoxhall Fields** has been significantly updated and expanded by the parish council in recent years. Some equipment will need replacing in 5-10 years: Swing - Basket, Swing - Junior - 1 Bay 2 Seat, Swing - Junior - 1 Bay 2 Seat (Near Stream), Swing - Toddler - 1 Bay 2 Seat, Trail - Concrete Arches, Social Play - Shop, Sand Play House, Rotator – Pole

- **Witley recreation ground** – the swings will need replacing in the next 5 years and the remaining equipment in 5-8 years.

Access

The RoSPA assessments of April 2013 incorporate a number of factors:

- Car parking
- Distance, nature and width of path between car park (if any) and play area
- Suitability of gates
- Routes and surfacing within the play area, including changes of level
- Seating
- Suitability of equipment for disabled people, including contrast and textures

The assessments rated four of the Waverley Borough Council sites as being accessible. These are: Beacon Hill recreation ground (Hindhead), Broadwater Park (Godalming), Roman Way (Farnham) and Lashmere recreation ground (Cranleigh). Of these, most are local play areas; Broadwater Park is the only one that is likely to attract people from a distance due to the breadth of facilities, including the availability of parking and toilets.

Seven of the playgrounds are assessed as being 'unacceptable for use by disabled people, but with some work could be improved to partially acceptable for use by disabled people'. These are: Eastwood Road (Bramley parish council), Farnham Park adventure play (being refurbished in 2014/2015), Sicklemill Estate (Haslemere), Witley recreation ground (Witley parish council), Downhurst Road, Eight Acres and Tilford Road. Three areas are sited on terrain that is difficult to access (Downhurst Road, Eight Acres) or in the middle of a field (Witley recreation ground). Eastwood Road and Farnham Park adventure play area are both undergoing improvements, as part of which improved access and accessible equipment will be considered.

Thirteen of the play areas have been assessed as being 'partially acceptable for use by disabled people, but with some work could be improved to acceptable for use by disabled people'. These sites are: Gostrey Meadow, Snoxhall Fields, Hale recreation ground, Hascombe recreation ground, Aarons Hill, Ewhurst recreation ground, Ockford Ridge, Canon Bowrings, Alfold recreation ground, Northbourne, Ellens Green Memorial Hall, Middlemarch (Witley). With the exception of Alfold, Northbourne, Middlemarch and Ellens Green, all of these sites are rated as being good-excellent overall site and for ambience. It would therefore be sensible to invest in improving access for disabled people on these sites as a priority.

The majority of sites in Waverley (48) are assessed as 'partially accessible for people with disabilities'. It makes sense to continue to consider access and egress from sites, along with the accessibility of play features when replacing equipment or refurbishing whole sites, rather than having a separate plan for improving access to all these sites.