

SECTION 7

PROVISION FOR CHILDREN AND YOUNG PEOPLE

Provision for children and young people

Introduction and definition

7.1 PPG17 states that the broad objective of provision for children and young people is to ensure that they have opportunities to interact with their peers and learn social and movement skills within their home environment. At the same time, they must not create nuisance for other residents or appear threatening to passers-by.

7.2 This typology encompasses a vast range of provision from small areas of green space with a single piece of equipment (similar to the typology of amenity greenspace) to a large, multi purpose play areas. Fields in Trust (FIT) categorises play facilities into three distinct types of facility, specifically:

- Local Areas of Play (LAPs)
- Local Equipped Areas of Play (LEAPs)
- Neighbourhood Equipped Areas of Play (NEAPs).

7.3 PPG17 notes that using these sub-types of provision for children and young people often ignores the needs of older children such as teenagers. Each site and range of equipment has a different purpose and often serves a different age group and catchment. Provision of facilities for children does not necessarily negate the need for provision for young people and vice versa.

7.4 For this reason, this typology has been subdivided and provision for children and facilities for young people have been analysed separately.

7.5 Provision for children is taken to include equipped children's play areas and adventure playgrounds that are perceived to cater for children under 12. This typology relates primarily to equipped provision for children and therefore primarily focuses on the play equipment within the LEAPs and NEAPs categories. LAPs would fall under the category of amenity green space and are therefore discussed as part of Section 6.



Kidwells Park Play Area, ID 244

7.6 Facilities for young people/ teenagers is taken to include the following types of provision:

- Multi-Use Games Areas (MUGAs)
- skateparks
- basketball courts
- youth shelters
- informal kickabout areas
- BMX tracks.

Context

- 7.7 This section of the report sets out the strategic context, key findings emerging from consultation and assessment of current provision for children and young people. Local standards have been derived from the local consultation undertaken as part of this study and are therefore directly representative of local needs. The application of these standards provides the Council with a number of policy options for the delivery of facilities for young people and children.
- 7.8 The key issues for children and young people's facilities arising from a review of strategic documents are (full details available in Appendix H):
- the **Local Plan (2003)** for the Borough identifies the following issues:
 - that developments larger than 0.4 ha or 15 units will require the provision of a LAP. Sites larger than 0.8 ha or 50 units in addition to LAP will also require a LEAP
 - another aim of the Local Plan is to facilitate dual use of school sites. The development of new and improved play facilities on school sites in partnership with schools and other agencies and improved access to these will also be encouraged. This is supported by the National Childcare Strategy
 - all new recreation facilities will need to have disabled access
 - in line with the Fields in Trust (FIT) guidelines all residents should have a play facility within 400 metres of their home.
 - the Borough's **Play Strategy (2007)** suggests the following:
 - children should be physically active for at least 60 minutes per day, in an environment that provides the opportunity to experience risk taking in play, without unacceptable danger
 - the experience of play should allow the individual to develop their problem-solving, social, language, planning, construction, creativity, co-ordination and negotiation skills (without an adult necessarily present)
 - between 1996-2006, the Borough has gained four open spaces and play areas, 18 teenscenes, three play areas and teenscenes, and seven play areas. Within the same time period one play area and teenscene and one separate play area has been lost
 - the areas that are prioritised for improved play space are Old Windsor, Eton Wick, Sunninghill and Ascot, and Bray.
 - the key elements within the Council's Play Strategy **Action Plan (2007)** are:
 - appointing a Play Ranger by January 2008 to champion, co-ordinate and lead on the Play Strategy. An element of this was to develop the School Sports Partnership to allow for 'free play'
 - improve play provision in identified localities

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- ensuring play areas offer a range of equipment and diversity of activity. The number of play sites and their accessibility should also be explored, especially in the rural wards.

7.9 Consultation undertaken as part of the study highlighted several key issues relating to provision for children and young people:

- from the respondents to the school survey, 44% suggested that the provision of open space is adequate. 37% identified it as good, 13% as poor and 7% did not provide an opinion
- 72% of students indicated that they liked the open spaces in their locality. In terms of new and future provision, 25% suggested more interesting play items are required, 17% suggested that an indoor non-sports place is required, 13% suggested a BMX track and 11% that more outdoor sport facilities are needed
- comments from drop-in sessions were that the level of provision in this category, particularly amongst residents as opposed to visitors, may be on the low side. This seemed to be particularly relevant for the provision of very local facilities for toddlers and young children
- the issues raised in the school survey and drop-in sessions were that existing provision of facilities are not sufficiently innovative or exciting. Respondents to the household survey indicated that more facilities for those aged under three were necessary.

Quantity of provision

7.10 The provision for children across the Borough is summarised in Table 7.1 below.

Table 7.1 – Provision for children across the Borough

Analysis areas	Current provision (ha)	Current provision per 1,000 population (number of sites)	Number of sites	Smallest site (hectares)	Largest site (hectares)	Projected population (2026)	Provision (number of sites) per 1,000 population (2026)
Maidenhead	0.52	0.30	13	0.001	0.10	48,677	0.27
Windsor and Eton	1.14	0.66	22	0.003	0.15	37,075	0.59
Northern Wards	0.89	0.41	13	0.01	0.21	28,808	0.45
Southern Wards	1.14	0.46	12	0.02	0.21	33,092	0.36
Overall	3.69	0.45	60	0.001	0.21	147,652	0.41

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7.11 The key issues emerging from Table 7.1 and consultations relating to the quantity of provision include:

- in total, 41.4% of household survey respondents felt that there is nearly enough/not enough provision for children and 43.4% indicate provision is about right/more than enough. This suggests that there is a perception that children’s provision is adequate borough-wide although there may be some specific localities of under provision. Those living in the Northern wards analysis area indicated the highest level of dissatisfaction with 51% of respondents stating an undersupply of provision
- general comments from the household survey indicate that there is discontent with provision in north Maidenhead, which is evidenced by findings in Table 7.1. With only 0.27 outdoor child facilities per 1,000 population based on 2026 population projections, Maidenhead is projected to have significantly lower provision than the other three analysis areas
- in contrast, the highest level of satisfaction displayed was from respondents to the household survey resident in the rural Northern wards analysis area.
- there are currently 60 play areas in the Borough with significant differences in the level of distribution across the analysis areas, the greatest number of sites are in Windsor and Eton (22) and the fewest in the Southern wards (12)
- the overall current level of provision is 3.69 hectares (60 sites), equating to an average site size of 0.06 hectares.

7.12 Table 7.2 summarises the provision of facilities for young people. Whilst there are 23 facilities in total, in reality these sites often contain several play items. This reinforces the importance of the application of the accessibility standards.

Table 7.2 – Provision for young people across the Borough

Analysis areas	Current provision	Current provision per 1,000 population (number of facilities)	Number of Facilities	Smallest facility (hectares)	Largest facility (hectares)	Projected population (2026)	Provision (number) per 1000 population (2026)
Maidenhead	0.57	0.07	3	0.10	0.22	48,677	0.06
Windsor and Eton	0.43	0.27	9	0.002	0.11	37,075	0.24
Northern Wards	0.21	0.13	4	0.006	0.07	28,808	0.14
Southern Wards	0.53	0.27	7	0.004	0.20	33,092	0.21
Overall	1.71	0.17	23	0.002	0.22	147,652	0.16

7.13 The key issues emerging from Table 7.2 and consultations relating to the quantity of provision for young people are:

- compared to children's play areas there is significantly higher levels of dissatisfaction regarding the supply of facilities for young people across the Borough
- analysis of household survey respondents' perceptions across different geographical areas of the Borough indicates that this dissatisfaction is consistent. The highest level of satisfaction can be found in the Southern wards, although only 15.5% of respondents indicated provision was about right/more than enough. In all areas, over 58% of residents (including those with no opinion) were dissatisfied, indicating that there is an overwhelming perception of insufficient provision
- the information displayed in Table 7.2 reinforces the findings from the household survey, indicating that there is a lack of provision across the Borough as the provision per 1,000 for young people is low. This is with the exception of the Windsor and Eton and the Southern wards analysis area
- despite the relative high levels of provision in the Windsor and Eton wards and the Southern wards analysis area, localised deficiencies could still exist and this should be explored through the application of the local accessibility standard
- the Council's Play Strategy identifies that localities targeted for improved provision include Old Windsor, Eton Wick, Sunninghill and Ascot, and Bray. Between 1996-2006, 18 separate teenscenes and three teenscenes combined with play areas have been provided. This report evaluates the number of facilities provided at sites (in order to consider the level of choice and opportunity provided) therefore greater emphasis will be placed on the application of the accessibility standard to reflect this. New residential development, especially to the north of Maidenhead will create additional deficiencies unless new facilities are provided as part of the development.

Setting provision standards – quantity

7.14 The recommended local quantity standards have been derived from the local needs consultation and audit of provision and are summarised overleaf. Full justification for each of the standards is provided within Appendix I.

Quantity standard – provision for children (see Appendices I and J)

Existing level of provision	Recommended standard
0.45 facilities per 1,000 population	0.45 facilities per 1,000 population
Justification	
<p>Consultation findings highlight that the main deficiency in children’s play provision exists in north Maidenhead. The average level of provision borough-wide is 0.45 per facilities per 1,000 population and this is deemed a suitable supply. The Council’s Play Strategy adopts the recommendations of the National Childcare Strategy and suggests that school premises should be made available out-of-school hours.</p> <p>It is important that the provision of new facilities for children is balanced with the need to improve the quality of existing provision. This is particularly important given that the key complaint from children regarding existing provision was that facilities are not sufficiently innovative or exciting. Respondents to the household survey indicated that more facilities for those aged under three were necessary.</p> <p>The local standard set implies that the overall level of provision borough-wide will remain the same and the focus should be on quality improvements. The focus will be on ensuring that areas with lower levels of provision ie those are currently below the minimum level of provision based on the recommended local standard are focussed upon. This will either be through the development of new facilities (facilitated through S106 contributions) or relocating sites from areas in the Borough where accessibility and quality standards are already met and current sites are surplus to requirements. Accessibility standards will be accounted for and subsequent new provision will be delivered where it is most needed. In setting a standard in terms of facility numbers we are ensuring that access to at least one site for all residents is a key aim.</p>	

Quantity standard – provision for young people (see Appendices I and J)

Existing level of provision	Recommended standard
0.17 facilities per 1,000 population	0.23 facilities per 1,000 population
Justification	
<p>There is an overriding need for more facilities for young people across the Borough. A standard significantly above the existing level of provision is therefore recommended. The location of facilities was perceived to be particularly important to encourage young people to use facilities. The preference for facilities located in proximity to residential areas places a greater demand on the quantity of facilities required.</p> <p>While quantity was the key concern emerging through consultation, the quality of facilities, and design of these sites was also frequently mentioned, particularly by young people themselves. In addition to setting a standard that recognises the need for increased provision across the Borough, it is important to ensure that the quality of facilities is also considered and that the need for more varied activities, besides traditional play, is considered.</p> <p>The recommended local standard will result in the need for the creation of an additional 10 sites over the projected period (2026). This is also reflective of the findings of the Play Strategy. It was felt by Council officers that current provision was at around 60-75% of the current demand; this is reflected by the aspirational local standard.</p>	

Current provision - quality

- 7.15 The quality of provision for children and young people was assessed through site visits and is set out in Tables 7.3 and 7.4 overleaf. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 7.16 The quality scores are weighted according to the findings of the local consultation. Those elements that were highlighted through consultation as being a particularly important determinant of the quality have been given a higher weighting to ensure that they have a greater influence on the overall quality score that each site achieves. The full rationale behind this approach is set out in Appendix L.
- 7.17 Cleanliness and maintenance was perceived to be the key issue for both children and young people. For young people easy access and security and safety was considered to be more important than the facilities at the site. 75% of respondents to the young people survey indicated that they have access to a play site near their homes.

Table 7.3 – Quality of provision for children

Geographical area	Number of sites	Range of quality scores (%)	Average quality scores (%)	Lowest quality sites	Highest quality sites
Maidenhead	13	50 – 100	77.5	Raymond Road Play Area (ID 252)	Kidwells Park Play Area (ID 244)
Windsor and Eton	22	28.6 – 88	64.8	Kenneally Play Area (ID 118)	Vansittart Road Playground (ID 53)
Northern wards	13	60 – 92.5	80.9	Shepherds Close Play Area (ID 349)	Asgarth Park Play Area (ID 195), Heynes Green Play Area (ID 221)
Southern wards	12	50 – 94	69.2	Cheapside Rec Play Ground (ID 408)	Broomhall Rec Play Area (ID 435)
Overall	60	28.6 – 100	71.9	Kenneally Play Area (ID 118)	Kidwells Park Play Area (ID 244)

Table 7.4 – Quality of provision for young people

Geographical area	Number of facilities	Range of quality scores (%)	Average quality scores (%)	Lowest quality sites	Highest quality sites
Maidenhead	3	80 - 90	84.2	Desborough Park MUGA + YP OSF (ID 236)	Oaken Grove MUGA (ID 308)
Windsor and Eton	9	35 – 82.5	60.6	Keeler Close Teenscene (ID 99)	Foster Avenue MUGA (ID 102)
Northern wards	4	42.5 – 87.5	67	Alfred Major Basketball Area (ID 370)	Phipps Close MUGA (ID 227)
Southern wards	7	38 – 94	66.0	Wraysbury Rec Ground Kickabout (ID 176)	Old Windsor Rec Ground MUGA (ID 398)
Overall	23	38 – 94	66.4	Wraysbury Rec Ground Kickabout (ID 176)	Old Windsor Rec Ground MUGA (ID 398)

7.18 The key issues emerging from Tables 7.3 and 7.4 and the consultation relating to the quality of facilities for children and young people are:

Children

- 44% of respondents to the household survey identified the quality of children’s open space as good and a further 44% as average
- across the individual analysis areas the majority of respondents regard the quality of children’s open space as average or good. The highest levels of discontent were in the rural Northern analysis area (16% unsatisfied). In contrast the highest level of satisfaction was in the Southern wards analysis area (59% satisfied)
- respondents indicated high levels of satisfaction with regard to play equipment, general maintenance and management, boundary definition, provision of bins for litter, pathways, and planted and grassed areas

- household respondents indicated that areas where they were least satisfied with included the provision of toilets and seats and benches
- from the school survey the main reasons for not using open spaces were 'they're not very good quality' (15%), 'things aren't there that I want to use or do' (10%), and 'I'm not interested' (10%)
- 52% of respondents to the school survey stated that they feel unsafe at certain open spaces. It was suggested that safety could be improved by 'travelling to sites with friends' (23%), cameras/ CCTVs (22%) and better lighting (22%)
- Table 7.3 identifies Windsor and Eton and the Southern wards analysis areas as having the lowest quality scoring sites on average. All sites in the Northern wards scored highly, which reflects the household survey results
- the sites that scored significantly low quality scores (below 50%) are detailed below:
 - Kenneally Play Area, ID 118 (28.6%) – poor surfacing and equipment, lack of ancillary provision
 - Dedworth Manor Play Area, ID 129 (44%) – graffiti and litter.

Young people

- from the household survey the quality of teenage facilities was rated average or poor by 89% of respondents
- across the individual analysis areas, the modal response regarding the quality of teenage facilities was poor. Residents in Maidenhead portrayed the most dissatisfaction, with 56% of respondents stating the quality of facilities as poor
- general comments echoed the perception of teenage open space as being of poor quality and there was a general perception of a lack of policing around teenage facilities
- the analysis area with the highest level of satisfaction was Windsor and Eton (17% citing provision as good)
- Table 7.4 suggests that Windsor and Eton has the poorest quality facilities (contradicting the household survey satisfaction results) and Maidenhead has the highest standard of facilities. The overall quality score average of 66% is low and quality was a key concern amongst all those consulted
- the sites that scored significantly low in quality (ie below 50%) are detailed below:
 - Kenneally MUGA, ID 117 (35%) – litter and poorly drained surface
 - Wraysbury Rec Ground Kickabout, ID 176 (38%) – no lighting
 - Alfred Major Basketball Area, ID 370 (42.5%) – limited ancillary accommodation
 - South Ascot Teen Area, ID 424 (46%) – ground not maintained

Setting provision standards – quality

- 7.19 The recommended local quality standards for play provision for children and for young people are summarised overleaf. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix L.

Quality Standard (see Appendix L)

Recommended standard – provision for children	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents:	
Essential features:	Desirable features:
Apply Fields in Trust (FIT) standards	Maximise range of play opportunities for children, disabled users etc
Clean and well maintained	Provision of ancillary facilities eg toilets, seating
User consultation for all new provision	Suitable soft landscaping
<i>Analysis highlights the need for innovative and imaginative provision of facilities for children. Community involvement from children in the provision of play facilities was also considered to be particularly important.</i>	

Recommended standard – provision for young people	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents:	
Essential	Desirable
Clean, safe and well maintained at all times	Maximise range of activities
Apply FIT standards	Provision of ancillary facilities eg toilets, seating
Provision of seats	
User consultation for all new provision	
<i>Analysis highlights the need for innovative and imaginative provision of facilities for teenagers. Community involvement from teenagers in the provision of facilities was also considered to be particularly important.</i>	

Accessibility

- 7.20 A relatively small percentage of respondents to the household survey stated that they use children's play areas most frequently (15%); this may be due to the fact that it is very specific to its function. When accessing this type of open space 65% of these respondents stated walking was their current method of travel.
- 7.21 In terms of length of journey, results showed that most people travelled 5-10 minutes (54%) and under 5 minutes (22%). This indicates that the majority of people who identified play areas as their most frequented typology do not travel further than 10 minutes to reach a play area site. This may be influenced by the location of existing facilities and the function of this typology, which primarily is targeting a younger age group who may have a lower propensity for travelling for longer periods of time to reach sites.
- 7.22 59% of respondents to the school survey indicated that they would walk to their most frequented open space, 19% would take the car, and 13% cycle. When asked what method of transportation they would actually prefer to use in order to reach the site 44% suggested walking and 25% cycling. This supports the need to ensure that sites are accessible by cycleways, which may be addressed through the green infrastructure study. It currently takes most respondents under five minutes to reach their most frequented site (47%). 28% take 5-10 minutes, and 13% 10-15 minutes.

Setting provision standards – accessibility

- 7.23 The accessibility of sites is paramount in maximising usage as well as providing opportunities for people to use the site. The recommended local standard is set in the form of a distance threshold and is derived directly from the findings of the local consultations. Site specific accessibility issues were also analysed as part of the programme of site visits where information and signage, transport and general issues were assessed.
- 7.24 Consultation and analysis highlights that the key issues with regards accessibility of provision for children and young people include:
- the ability to access play facilities within a convenient distance of residents' homes was a prominent features, especially for parents with young children. Local access to provision for children and young people is particularly important in order to promote use of the sites
 - if new facilities were to be introduced into their locality then the highest proportion of respondents to the household survey indicated that they would be willing to travel 10-15 minutes to access the site (35%). Suitable access for those travelling on foot and public transport links are therefore instrumental in the effective delivery of facilities for children and young people
 - for children's play areas 86% of respondents to the household survey expected to be able to walk to sites. Of those that expect to walk 75% of people believed the journey should take 5-10 minutes
 - when commenting on young people's facilities, 70% of respondents to the household survey stated that walking would be the preferred option when travelling to this type of open space. Of those respondents who would expect to walk to teenager facilities, the most commonly held expectation is that this journey should take 5-10 minutes (62%)

- site assessment scores highlighted that most children's facilities scored poor or very poor for surfacing and ancillary accommodation. Most young people's facilities scored poor or very poor for cleanliness and maintenance and security and safety
- site assessments carried out at facilities for teenagers showed that the average access score for these sites is 65.9% compared to children's facilities with an average of 69%. For children's facilities, a large number of sites were rated as very poor (35% of children's play areas) in relation to information and signage. 52% of young people's facilities were rated very poor for information and signage.

7.25 The recommended local accessibility standards for children and young people are summarised overleaf. Provision of both types of facility is expected in proximity to the home. Full justification for the local standard is provided within Appendix M. Although some analysis areas may be deemed to have sufficient provision or it could be created through planned new residential development (creating new demand in the area), locational deficiencies could still exist and this should be explored through the accessibility standard.

Accessibility standard (see Appendix M)

Recommended standard – provision for children
10 MINUTE (480 METRES) WALK TIME
Justification
<p>The majority of respondents to the household questionnaire indicate that they would expect to walk to a children’s play facility (86%). Furthermore, the distances parents are willing to let their children travel unaccompanied from their homes to play facilities has reduced as concerns over safety have grown. Facilities should therefore be in proximity to the home. PPG17 suggests that distance thresholds should be reflective of the maximum distance that typical users can reasonably be expected to travel. The 75% threshold level for children using the responses from the household survey was a 10 minute (480 metre) walk time for all analysis areas with the exception of the Northern wards (15 minutes). Furthermore the modal response was a 5 minute walk time (consistent across all of the analysis areas except the Northern wards which was 10 minutes). This implies that while a 10 minute standard is consistent with PPG17 criteria the long term aspiration should be to provide provision within 5 minutes of residents’ homes.</p> <p>Setting the standard in accordance with the 75th percentile threshold level is advocated by PPG17. Moreover, a larger accessibility catchment provides greater flexibility in terms of striking a balance between qualitative and quantitative improvements in provision. Where a five minute catchment would place a greater requirement on new provision, local consultation also revealed the importance of high quality sites and not just new facilities. The Council should continually seek to promote measures designed to improve accessibility, such as better public transport or cycling routes.</p> <p>A standard of 10 minutes (480 metre) walk time therefore meets user expectations and provides a realistic target for implementation. Furthermore, this local standard encompasses all types of provision for children, including the larger, more strategic sites that people could be expected to travel further to visit. The provision of local facilities meets with the aspirations of children and ensures that the use of these play facilities is maximised. It is important to consider the provision of play facilities in the context of amenity green spaces and other typologies providing more informal play opportunities for children.</p>

*a straight-line distance of 480m has been used rather than the pedestrian distance of 800m. This is based on average walking distances reduced by a factor of 40% to account for the fact that people do not walk in straight lines. The 40% factoring is based on the approach set out in the FIT Six Acre Standard.

Recommended standard – Provision for Young People
10 MINUTE (480 METRES) WALK TIME
Justification
<p>70% of respondents to the household survey stated that walking is the preferred method of travel to a young person’s facility; therefore it is recommended that a walk time standard be adopted. A secondary point is that young people do not always have access to a motorised vehicle and consequently a walk time enables access for all ages and users. Provision of localised facilities meets the needs of young people as identified within the internet survey. Location was a particularly important determinant of the level of use of a site.</p> <p>While the 75th percentile threshold level is 15 minutes, the modal response rate is 10 minutes. Given that the overriding issue emerging from consultations was a shortfall of provision for children and young people and the need for local facilities, it is recommended that the standard is set at 10 minutes in line with the modal response.</p> <p>In applying the local standards, consideration should be made for other open spaces that are used by young people, such as amenity green spaces, parks and outdoor sport facilities. The Council’s Play Strategy sets out the key features that will be provided as part of the provision of facilities for young people and it should be ensured that new facilities developed are of sufficient quality and appropriate for the young people they are designed for.</p>

*a straight-line distance of 480m has been used rather than the pedestrian distance of 800m. This is based on average walking distances reduced by a factor of 40% to account for the fact that people do not walk in straight lines. The 40% factoring is based on the approach set out in the FIT Six Acre Standard.

Applying provision standards

- 7.26 The application of the recommended quality, quantity and accessibility standards is essential in understanding the existing distribution of open space sport and recreation facilities and identifying areas where provision is insufficient to meet local need.
- 7.27 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance. Applying the standards together is a much more meaningful method of analysis than applying the standards separately. The application of these standards is set out overleaf in Table 7.5.
- 7.28 The findings of the application of these standards should complement the principles set out in the play strategy and inform future decision-making.
- 7.29 The application of the local standard for quantity results in the following issues:

Table 7.5 – Application of quantity standard

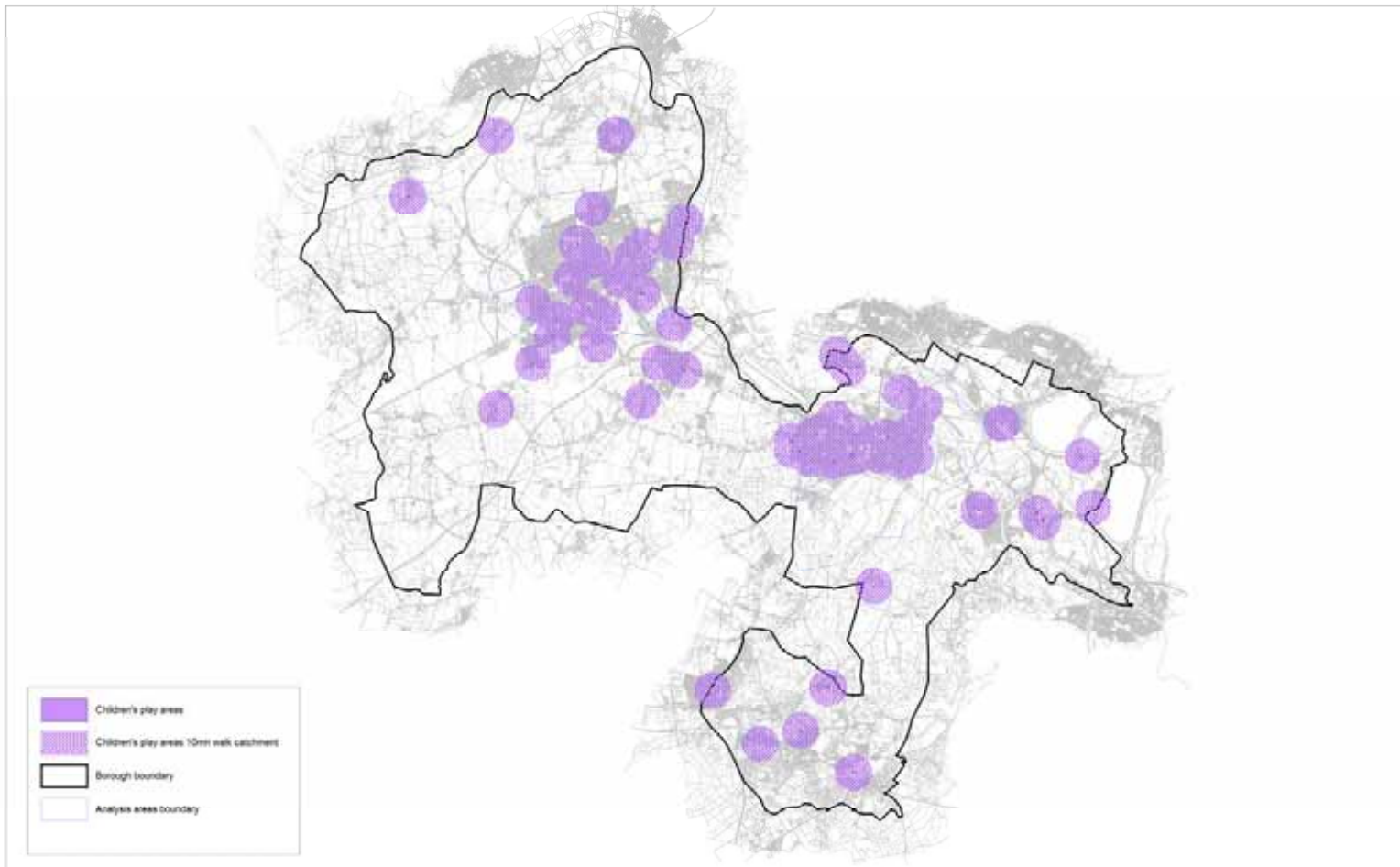
Analysis areas	Children	Young people
	Future provision (2026) in number of facilities balanced against the local standard (0.45 facilities per 1000 population)	Future provision (2026) in number of facilities balanced against the local standard (0.23 facilities per 1000 population)
Maidenhead	-8.85	-8.17
Windsor and Eton	5.35	0.49
Northern wards	0.07	-2.61
Southern wards	-2.86	-0.59
Overall	-6.29	-10.88

Green = above the minimum standard; Red = below the minimum standard

- in terms of children’s facilities, the application of the local standard (0.45 facilities per 1,000 population) shows an overall shortfall in provision across the Borough of 6.29 (6) facility by 2026
- two analysis areas show a future deficiency in children’s play provision: Maidenhead (8.85 facilities), and the Northern wards (0.07 facilities)
- for teenage facilities, the local standard of 0.23 facilities per 1,000 population shows that up to 2026 Maidenhead and the Northern wards will have a deficiency in provision
- the total deficiency across the Borough equates to 10.88 facilities, with Maidenhead having the greatest shortfall (8.17 facilities)
- it is important to note that whilst it appears that two of the analysis areas have sufficient provision for children and one for teenage facilities in quantitative terms, locational deficiencies could still exist and this should be explored through the application of the local accessibility standard.

7.30 The application of the local accessibility standards in relation to play provision for children is set out in Figure 7.1.

Figure 7.1 – Provision for children in the Royal Borough of Windsor and Maidenhead



Children's play areas

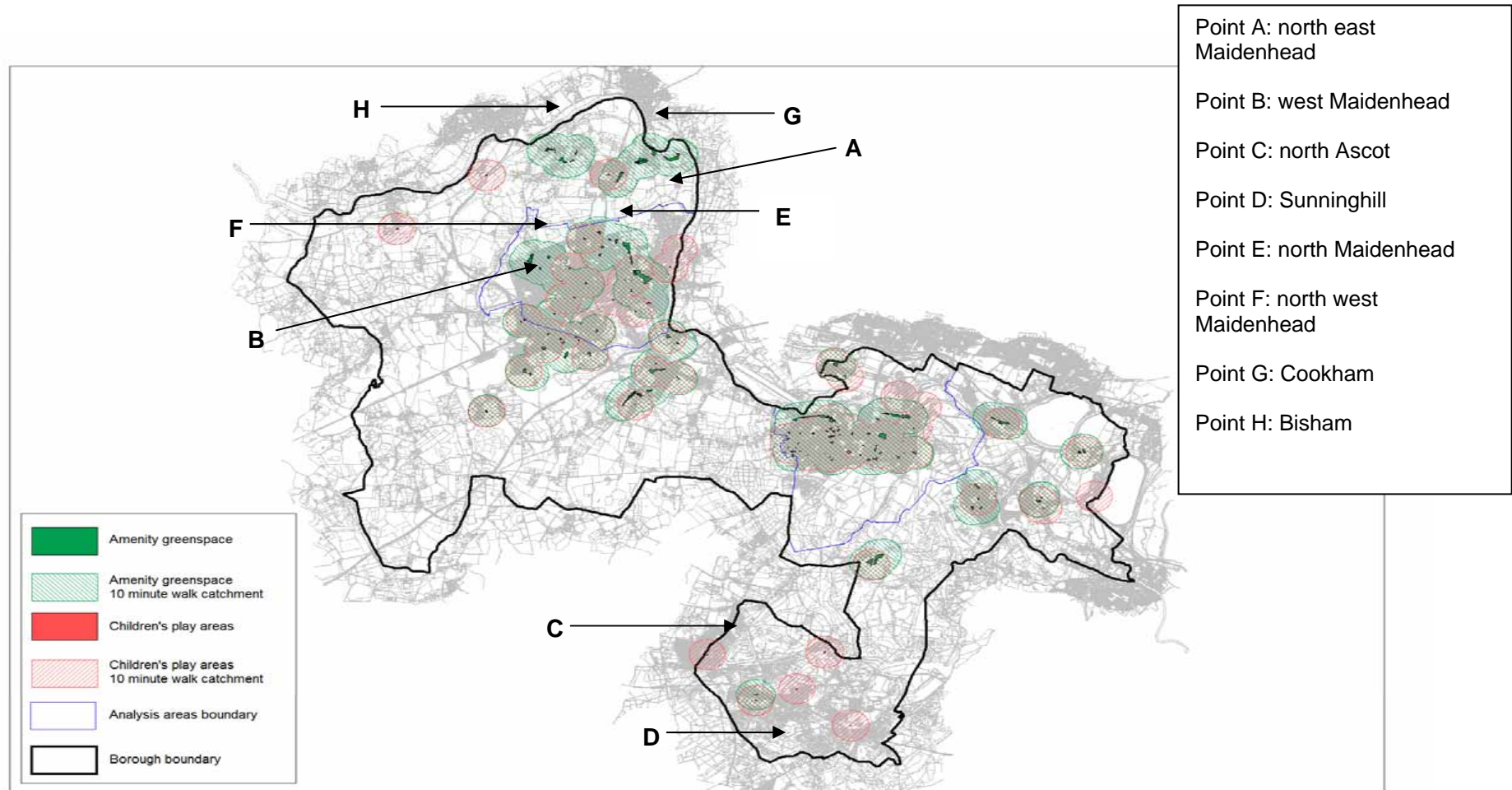
Based upon the Ordnance Survey with the assistance of the analysis of the Maidenhead Business Office

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- 7.31 Figure 7.1 indicates that while facilities for children are evenly distributed across the Borough, there are areas to the north and east of Maidenhead, around Cookham and in smaller settlements such as Waltham St Lawrence that do not have access to children’s play areas. These areas of deficiency are primarily in the Northern wards and Maidenhead analysis areas and reflect the overall quantitative shortfalls.
- 7.32 The Southern wards generally have a good supply of children’s play areas in all major settlements with the exception of South Ascot and Sunninghill. As highlighted by the quantitative analysis, there is a significant oversupply of play areas in the Windsor and Eton analysis area. The accessibility map shows that several of the catchment areas are overlapping, indicating that play areas may be surplus to requirements and meet local need better in the north of Maidenhead or Northern wards.



Figure 7.2 – Provision of amenity green space and children’s facilities (general areas for potential provision)



Based upon the Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Officer. Crown Copyright. Royal Borough of Windsor and Maidenhead Licence No 100018817.

7.33 While this section focuses primarily on equipped areas for children and young people, it is also essential to consider the role that amenity green spaces play in offsetting the need for the provision of facilities for young people and children. Figure 7.2 maps both provision for children and amenity green space together. It reveals that several areas across the Borough that are not served by either typology. The application of the accessibility catchment highlights particular deficiencies in residential areas where there is no provision of either amenity green space or a children’s play area:

- Point A: north east of Maidenhead – Raymill Island play area serves the population south of this point but there is limited open space of any typology north of this site
- Point B: west of Maidenhead – the area around Highway Avenue and Newlands drive
- Point C: north of Ascot – there is a deficiency of all informal open space typologies in this area around Windsor Road
- Point D: Sunninghill – less of a priority as this area is not as populated although again there is a shortfall of informal open space typologies that could accommodate a play area.

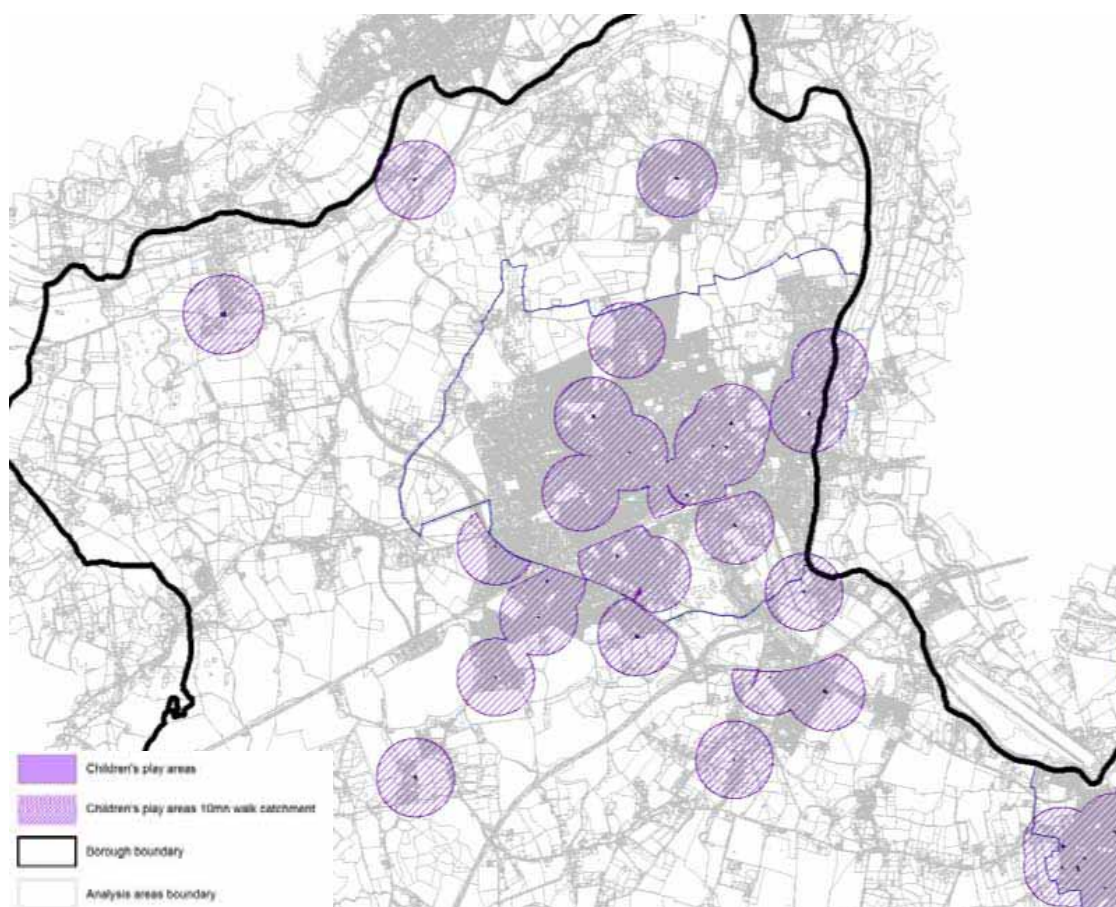
7.34 The quantitative analysis identified an oversupply of around six play areas in Windsor and Eton. Further localised consultation is required although it may be possible to relocate these sites to areas of deprivation in the north of the Borough. The following are examples of potential sites that could accommodate a form of children’s play area and would serve a residential area that currently has limited access to this type of facility:

- Point E: North Town Moor (ID 283 – north Maidenhead) – subject to discussions with the National Trust
- Point F: Pinkeys Green AGS (ID 314 – west Maidenhead) -) – subject to discussions with the National Trust
- Point G: Bell Rope Meadow (ID 375 – Cookham)
- Point H: Church Road AGS (ID 362 – Bisham)

7.35 Figure 7.3 below demonstrates how the two areas, Maidenhead and the Northern wards, which currently have a quantitative undersupply of children’s play areas, are also affected by physical barriers (dual carriage ways, railway lines, rivers) for several current sites. This primarily decreases the accessibility for those residents in the south west of Maidenhead and northern part of Bray.

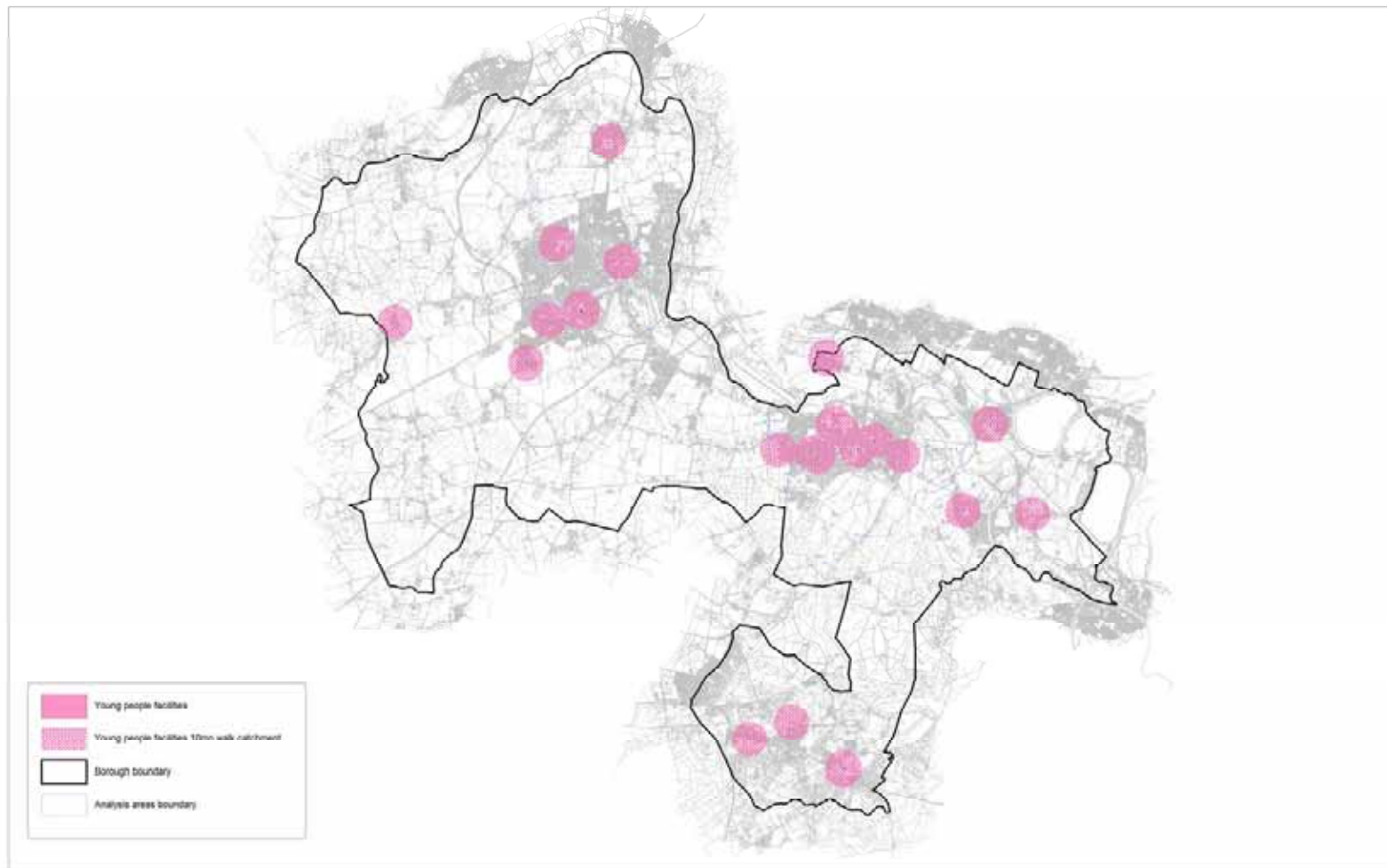
C1	Use the findings of the accessibility assessment to identify suitable sites in Maidenhead and the Northern wards that are suitable for new children’s play areas.
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Figure 7.3 – Children’s provision Maidenhead and the Northern wards



7.36 The application of the local accessibility standards in relation to provision for young people is set out in Figure 7.4.

Figure 7.4 – Provision for young people in the Royal Borough of Windsor and Maidenhead



Young people facilities

Based upon the Evidence Base with the assistance of the analysis of the Maidenhead Evidence Base



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- 7.37 The distribution of facilities for young people in Figure 7.4 also highlights the shortfall again of sites in Maidenhead and the Northern wards. There are areas of high population density in central, east, west and north of Maidenhead that are not provided for. Major settlements in the Northern wards that require provision include Bray, Cookham, Bisham, and Hurley. The Windsor and Eton analysis area is generally well catered for although the distribution of sites does mean that areas of north Windsor, Eton and Eton Wick have limited accessibility to sites within the required local standard. The quantitative supply of sites in the Southern wards analysis area meets the local standard although gaps still exist in Ascot and south of Old Windsor. It is important that if new provision is not provided in the Southern wards and the Windsor and Eton analysis areas all residents are able to easily reach current sites through well publicised rights of way.
- 7.38 While this section focuses primarily on equipped areas for children and young people, it is also essential to consider the role that amenity green spaces play in offsetting the need for the provision of facilities for young people and children. Areas deficient in both amenity space and formal facilities should be a particular priority for new provision. The provision of amenity green space in relation to facilities for young people is set out overleaf in Figure 7.6.
- 7.39 Figure 7.5 below demonstrates how two areas, Maidenhead and the Northern wards, which currently have a quantitative undersupply of young people's facilities, are also affected by barriers for several current sites. This primarily increases the lack of accessibility for those residents in the south and centre of Maidenhead. The young people's facility to the north of Maidenhead (Alfred Major Basketball Area) in the Northern wards has a relatively low access score (60%) and quality score (42.5%) which increases the need for further provision within this area.

Figure 7.5 – Provision for young people in Maidenhead and the Northern wards

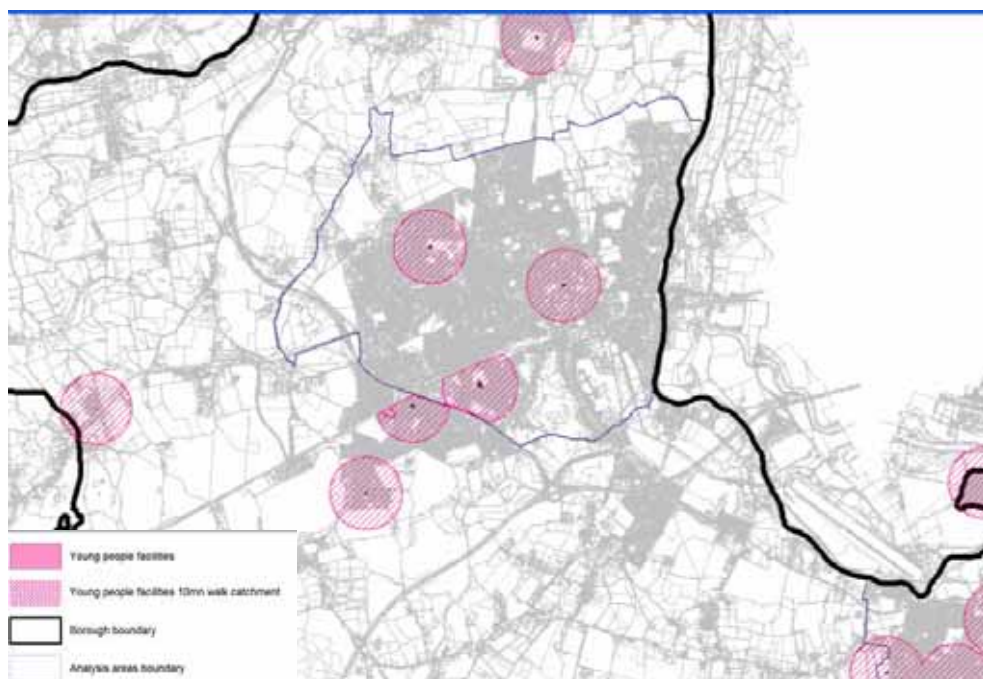
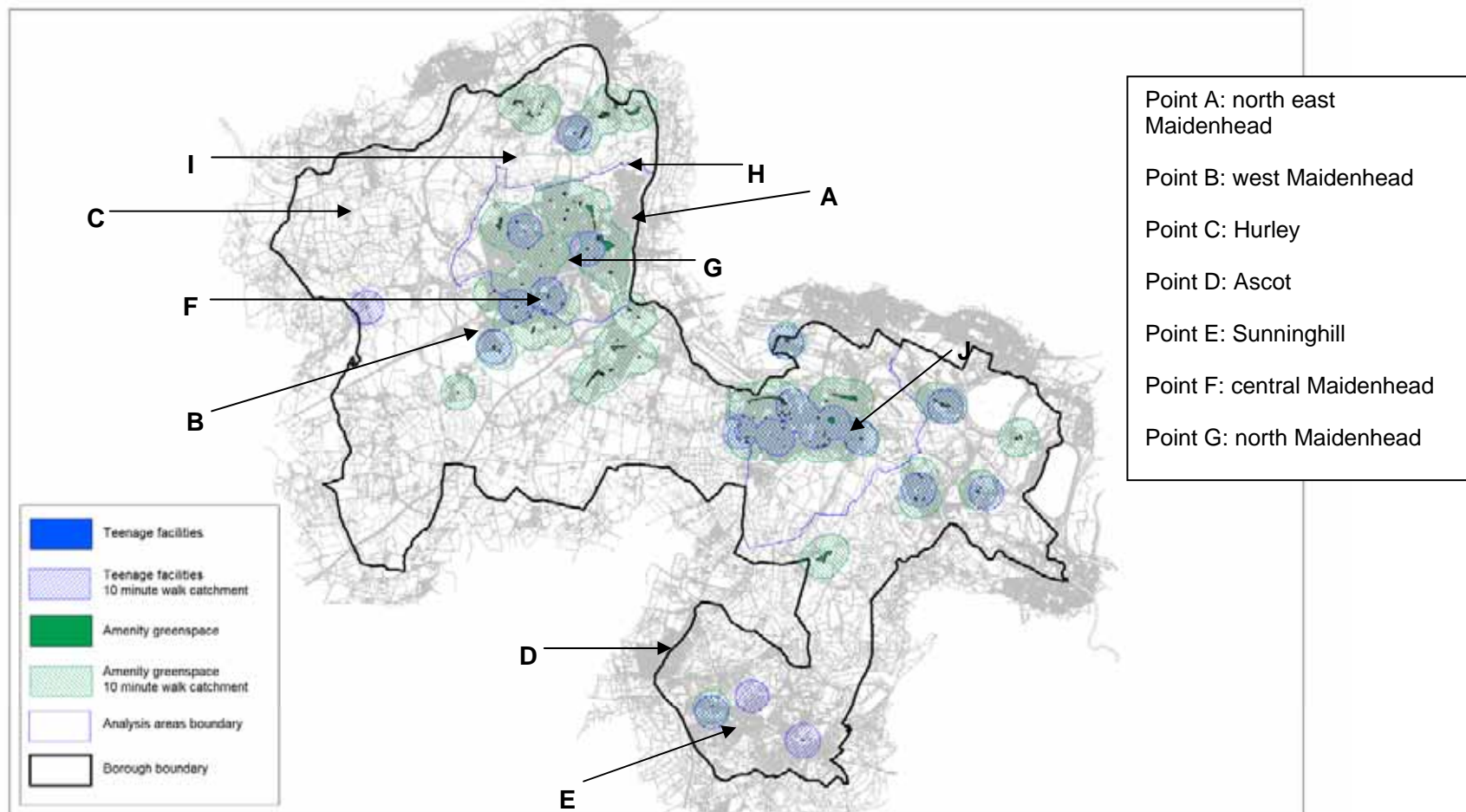


Figure 7.6 – Provision of amenity green space and young people’s facilities (general areas for potential provision)



Amenity greenspace and teenage facilities

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SECTION 7 – PROVISION FOR CHILDREN AND YOUNG PEOPLE

7.40 Figure 7.6 portrays a similar picture to that which has been discussed for children’s play areas, with the shortfalls being mainly in Maidenhead and the Northern wards. Mapping facilities for young people and amenity green space shows large areas within the Borough that still cannot access one of the two open spaces within the recommended travel times. The main areas of concern are:

- Point A: north east of Maidenhead – the opportunity to locate a teenage facility on any open space around to the north of Raymill Island should be explored
- Point B: west of Maidenhead – the area around Highway Avenue and Newlands drive – the opportunity to establish a site that offered facilities for children and young people should be explored
- Point C: Hurley – there is currently no obvious open space to provide teenage facilities
- Point D: between Ascot and North Ascot – this is a large residential area with limited provision of any open space
- Point E: Sunninghill and Sunningdale - less of a priority as this area is not as populated as Ascot although again there is a shortfall of open space typologies that could accommodate a play area. The opportunity to establish a site that offered facilities for children and young people should be explored.

7.41 Figure 7.6 also identifies several areas where amenity green space could accommodate teenage facilities and provide better accessibility to all residents in the Borough. Examples of these amenity sites include:

- Point F: Fair Acre Amenity Space (ID 334 – central Maidenhead)
- Point G: North Town Moor (ID 283 – north Maidenhead) – opportunity for a site that accommodates both children and young people’s play equipment (further discussions would be required with the National Trust if this site is to be developed)
- Point H: Odney Common (ID 377 – Cookham) (further discussions would be required with the National Trust and John Lewis Partnership if this site is to be developed)
- Point I: Church Road AGS (ID 362 – Bisham) – opportunity for a site that accommodates both children and young people’s play equipment
- Point J: Barry Avenue AGS (ID 42) – the possibility of providing teenage facilities on this amenity green space would provide greater access to those resident in Eton.

C2

Use the findings of the accessibility assessment to identify suitable sites in Maidenhead and the Northern wards that are suitable for new young people’s facilities. Consideration should be given to the provision of an appropriate variety and scale of facilities.

SECTION 7 – PROVISION FOR CHILDREN AND YOUNG PEOPLE

- 7.42 The points raised on the back of Figures 7.4 and 7.6 shows that future provision should be a priority in the areas that are currently not served by children’s facilities, young people’s facilities or amenity green space.
- 7.43 While the quantity of provision was the overriding theme of consultations, the quality of provision was also considered to be important, and many existing facilities were criticised for the lack of innovative and exciting play equipment.
- 7.44 The site assessments provide an indication of the quality of existing facilities and it is clear that there is significant variation across the Borough. The quality standard and related site assessments should inform a programme of improvements, highlighting sites in need of upgrading.

C3	Use the findings of the quality assessment to inform a programme of improvements across facilities for children and young people. Where the opportunity arises, priority should be given to poor quality play areas serving unique catchments.
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C4	All sites should meet the Fields in Trust standards. Existing sites should be protected.
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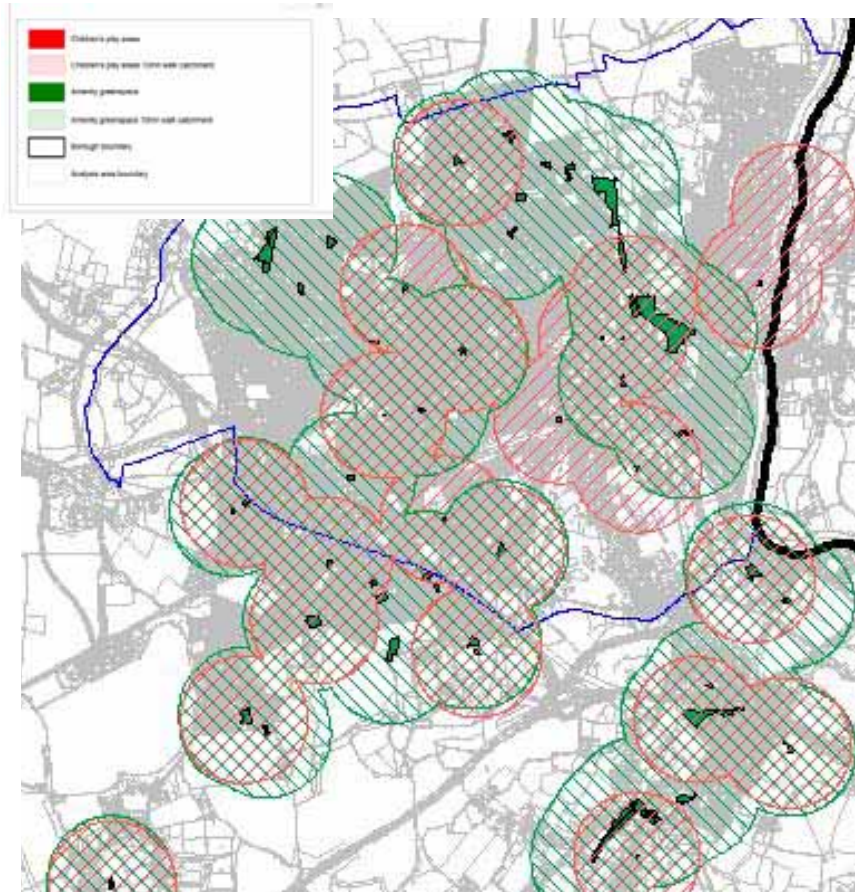
- 7.45 In light of the localised nature of play provision, consideration has been given to priorities within each analysis area. In terms of locating priority areas for new facilities, new provision should be targeted at those areas outside the distance threshold where there are sufficient people to justify new provision.
- 7.46 Consideration should be given to the feasibility of delivering new sites in partnership with schools, to maximise usage of the facilities and ensure best possible use of resources. This is a key theme in the Council’s Play Strategy and should be driven forwards in line with the conclusion emanating from this report with certain site prioritised for their strategic location.

C5	Investigate opportunities to deliver new facilities for both children and young people at school sites. These facilities would meet the needs of the community at the same time as optimising the use of resources.
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SECTION 7 – PROVISION FOR CHILDREN AND YOUNG PEOPLE

7.47 Analysis of the quantitative standards indicates that the Maidenhead analysis area shows the greatest overall deficiency in the provision of equipped facilities for children, with a shortfall of eight facilities by 2026. This suggests that there are insufficient facilities to meet the needs of current and future residents in this area. This is reinforced by the application of the accessibility standards, which highlights several areas of deficiency as shown (see Figure 7.7).

Figure 7.7 Children’s play areas and amenity green space in Maidenhead



C6	Investigate opportunities for the provision of up to eight new equipped facilities for children in Maidenhead.
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7.48 Furthermore, in areas where the quantity of play areas is insufficient to meet local needs, the quality of these sites takes on greater importance. Kidwells Park Play Area is the only facility in Maidenhead that scores higher than 90%. Raymond Road Play Area and Switchback Road Play Area are the poorest quality children’s facilities in this area and are in significant need of improvement.

7.49 The other area with a shortfall is the Northern wards. Only two sites score above 90% and sites such as Shepherds Close Play Area require improvements.

SECTION 7 – PROVISION FOR CHILDREN AND YOUNG PEOPLE

- 7.50 Like provision for children, application of the local standards indicates that there are also shortfalls in provision for teenagers in the Maidenhead analysis area (six facilities) and the Northern wards (three facilities).

C7	Provide new facilities for young people within the Maidenhead and the Northern wards. Any new facilities developed should be created in consultation with local teenagers to ensure that facilities meet local need and are well respected.
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- 7.51 While there are few deficiencies for children within the Windsor and Eton and Southern wards analysis areas, facilities (both children's and teenage) here are of worse quality than any other area in the Borough. Where there is no quantity deficiencies, opportunities should be taken to improve the quality of existing facilities. If no new sites are to be developed in the south of the Borough as this area already meets the local standard then the Council should seek to ensure easy, well publicised access routes to the current facilities for residents in Ascot and Sunninghill.

C8	Continue to protect the existing facilities in the Southern wards as all serve unique catchments. Opportunities to improve the quality and access to existing facilities should be prioritised over new provision. Investigate access to facilities for residents in Ascot and Sunninghill.
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C9	Continue to protect rural play facilities and support parish councils in the ongoing provision and maintenance of these sites. Assist in providing new facilities in areas where there is sufficient population and where local demand is expressed.
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- 7.52 In a similar vein, effective provision for young people is challenging within the rural areas and it would not be realistic to expect dedicated facilities for young people in every village. Alternative solutions should be explored to ensure that local needs are met, for example the provision of mobile facilities for teenagers. Additionally, it will be essential to ensure good public transport links between villages and facilities to maximise opportunities for young people.

C10	Consider public transport links in the planning and development of new facilities for young people and ensure that facilities are accessible to young people within the rural areas.
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Summary and recommendations

- 7.53 Equipped provision for children and young people was the overriding theme of consultations throughout the study with residents expressing concerns over the quantity of provision, as well as highlighting that the quality of many facilities is insufficient and that facilities are perceived to be inadequately varied and challenging for a variety of age groups.
- 7.54 The recommended local standards address these issues, setting challenging criteria that can be used to identify priority areas. Analysis of existing facilities highlight that there is significant variation in the quality of sites although sites are distributed relatively evenly across the Borough.
- 7.55 Application of the standards highlights particular priorities in Maidenhead for both young people and children. There is also a shortfall of both types of facility in the Northern wards. In contrast, residents in Windsor have a significant oversupply of children's play areas, with sites often having overlapping catchment areas.
- 7.56 Any new facilities developed should meet the suggested quality criteria. Site assessments carried out at existing facilities should also be used to inform decisions on those facilities in need of enhancement.
- 7.57 Effectively providing facilities in the rural area is an important challenge and it will be essential to ensure that public transport links and public rights of way are maximised.
- 7.58 Consideration should be given to delivering facilities for young people and children at school sites to maximise resources and ensure that all residents are able to access at least one facility.
- 7.59 The impact of future housing growth, will impact on the demand and access to provision for children and young people, potentially in areas that are already deficient in play provision. Any increased quantitative or accessibility deficiencies that arise as a result of housing growth should be addressed through the provision of new or upgraded facilities.