

SUPPLEMENTARY PLANNING GUIDANCE 4, July 2004 (Excerpts)

CHILDREN'S PLAY AREA STANDARDS

3.1 All new residential development should involve an appropriate contribution to play area provision, either on- or off-site, unless the standards are already fully met by nearby facilities which will be within the prescribed radii, for the various age groups, of all homes on the development. The amount of provision is based on the previous NPFA recommendation of between 6,000 and 8,000 m² of play space per 1,000 population. The Council has adopted the mid-point of that range – 7,000 m² per 1,000 population.

3.2 The expected population of each new development will be calculated from the number of bedrooms in each dwelling proposed. A study of the relationship between numbers of bedrooms and household size in Gateshead, from the 2001 population census, has produced the following figures:-

Number of bedrooms	Average household size
1	1.1
2	1.5
3	2.6
4 or more	3.2

Therefore, for example, a development of 10 one-bedroomed and 10 two bedroomed properties would have an expected population of 26 (10 x 1.1 plus 10 x 1.5).

3.5 The contribution towards play space provision will be split between the different types of play area in the following approximate proportions:

- Toddlers' Play Areas (ages 1-6) 65%
- Juniors' Equipped Play Areas (ages 7-11) 20%
- Equipped Recreation Areas for Teenagers (ages 12-18) 15%

4.1 Whilst all new residential developments will require the provision of a proportionate amount of new play space, the balance between on-site and offsite provision will depend on the size and location of the proposed development.

On-site provision should normally be made for toddler play on all developments of 8 dwellings or more. On developments of 75 dwellings or more, at least one of the toddler play areas should be equipped. On-site provision should normally be made for junior play on all developments over 110 dwellings and for teenagers on all developments over 360 dwellings.

10.5 Developers shall display approved estate layout drawings showing the location of play areas clearly marked for the information of house buyers/tenants at the time of initial interest prior to purchase. The Council will be informed of, and must approve in advance, the content of this information and how it is to be made available.