

Exchange Full Area of Play Area (Option 1)

Preparation & Use

Benefits	Possible issues	Required work	Factors affecting costs	Cost estimate
Maximises an area of land behind the VH to allow space for a marquee, bouncy castle, BBQ and all play area equipment.				Not applicable
Maximises distance to W&AB's landscaping, keeps view to the southwards from hall open.				Not applicable
	Area of land involved in new play area undulates	The area will need clearing, grading, landscaping and seeding.	The Brannon's have offered to cover the cost of clearing, grading and seeding the area. This work will be carried out in conjunction with their work on their paddock with the costs borne by them.	£0
	An access for pedestrians and ground's maintenance equipment will be necessary.	Entrance way formed at west end of patio, with ramped access into play area.	We have been offered a metal disabled ramp with handrail as a donation. Some grading and hardcore/concrete would also be required to extend ramp to an appropriate width.	£1,000

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<p>New Hedge and Fence to southern boundary of play area</p>		<p>Hedging to be planted and/or fencing to be installed</p>	<p>The Brannon's will erect a 5 bar, netted fence and plant a hedge comprising a native mix such as beech, hornbeam, laurel etc. with the costs borne by them. They will own the boundary fence/hedge and maintain it to a 2m maximum height. VH trustees will maintain their side of the hedge.</p> <p>Initial work will be required to reduce and shape the existing hedge on the western boundary. The most northerly tree will be removed.</p>	<p>£0</p> <p>£1,000</p>
	<p>Play area grass cutting and grounds maintenance</p>	<p>The community play area will need to be maintained as expected.</p>	<p>Based on the compatibility of both areas, costs would remain the same as they are at present until a future change of contractor.</p>	<p>£0</p> <p>- then rising</p>

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	<p>On the occasion when a Hall booking has been made to include exclusive use of the community space, causing potential conflict between the hirer and parish community users.</p>	<p>Trustees would develop a management strategy and decide how it would be applied.</p>	<p>No costs incurred</p>	<p>Not applicable</p>
	<p>Existing play area equipment life expired in circa five years</p>	<p>New playground equipment would need to be purchased and installed.</p>	<p>Moving existing equipment creates physical and insurance issues. Much of the existing equipment would require replacement in the next 5 years or so. Purchase of new equipment similar to existing preferred. Can be done in stages.</p>	<p>£25,000</p>
<p>External picnic seating is desired</p>	<p>No current table/seat combos</p>	<p>Purchase of table/seat combos.</p>	<p>Could be purchased at any time.</p>	<p>£1,000</p>
<p>Trustees decided that an area to the east would be designated a conservation area which would act as a natural screen to our neighbours.</p>			<p>This would be an ideal location to replant the trees from the existing playground, incorporate nest boxes, wildflowers etc.</p>	<p>Costing to be progressed</p>

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	<p>Trees in the existing playground were planted by children in the village. Relocation has been proposed.</p>		<p>Some trees may not be suitable for moving. Trustees to engage an arborist to check possibilities.</p>	<p>Costing to be progressed</p>
<p>Provisions for sports e.g., football, cricket, basketball etc on the community space. Provision for Hirer's additional equipment, marquees, bouncy castles, etc.</p>	<p>Facilities and equipment to accommodate the chosen sports and for Hirer's purposes</p>	<p>Install two small, netted goals so the game could be a dribble and score game as played in most gardens.</p>	<p>Other ball sports would be considered, and a management plan implemented. The Brannon's are comfortable with returning balls or the VH installing netting to restrain balls going astray.</p>	<p>£1,000</p>
	<p>Unacceptable behaviour in the play area. e.g., drug/alcohol misuse, et al.</p>	<p>A strategy needs to be developed by the Trustees, based on the perceived risk, activity.</p>	<p>No costs incurred</p>	<p>Not applicable</p>

Associated Legal and Planning Issues

Possible issues	Factors affecting the issues	Cost estimate
Planning permission for change of use from paddock to community space.	Should not be an issue providing that the new equipment is traditional and does not involve bright plastic units.	£500
Advice would be sought, and legal clauses introduced in to the exchange contract to ensure that if any of the York Road play area was developed the VH would benefit financially from any such future development.	Should be straightforward contractually. Subject to contract negotiation.	Not applicable
Solicitor's costs to cover the full play area exchange option.	WB & AB have offered to cover the legal costs	£0