

Exchange Half of Play Area, Retaining half on York Road (Option 3)

Preparation & Use

Benefits	Possible issues	Required work	Factors affecting costs	Cost estimate
Provides an area of land behind the VH sufficient to allow space for a small gazebo, bouncy castle, BBQ and some small junior playground equipment.				Not applicable
Provides an open aspect to views from the VH to the south				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 small 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 the areas, costs would remain the same as they are at present until a change of contractor. Two areas of maintenance will increase future costs.</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. A notice would be placed at the area behind the VH stating that it was temporarily closed and directing people to the York Road play area.</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 spaces. Some provision for Hirer's additional equipment, gazebo's bouncy castles, etc</p>	<p>Facilities and equipment to accommodate the chosen sports in each play area.</p>		<p>Retaining the top half of the playground would maintain use of the existing wooden gazebo and goal posts. The existing teenage swings and other equipment would have to be relocated.</p>	<p>£0</p>
	<p>York Road access arrangements following the loss of the large field gate.</p>	<p>A wider access would be required adjacent to the existing gazebo.</p>	<p>For a vehicular access planning permission would be required plus some hedge removal, fencing/new gate and kerb dropping</p>	<p>£500 Planning £1500 hedge etc. £2500 kerbing works.</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>

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	<p>Road safety issues relating to any of the playground remaining in its current location.</p> <ol style="list-style-type: none"> 1. It would split families; prevent adult supervision and present roadside danger. 2. Older children could use the area independently & at all times. 	<p>Extended parental supervision</p>	<p>No costs incurred</p>	<p>£0</p>
	<p>The Brannon's have indicated that they desire an access gate through their fence into the remaining York Road playground.</p>	<p>Personnel gate to southern fence.</p>	<p>An established right-of-way across the remaining York Road play area would be problematical.</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 will be necessary.	Should not be an issue providing that the new equipment is traditional and does not involve bright plastic units.	£500
Solicitor's estimated costs to cover the half play area exchange option.	The VH community will have to cover the legal costs	£4,000