



# **The Tiptoe Green**

## **Landscaping, Maintenance and Management Plan**

### **A. Landscaping & Design Features**

#### **1. Boundary treatments**

##### **Southeast**

- 1.2m high stock fencing mounted on 100mm dia. stakes spaced at a pitch of 4m.
- Suggested planting: *Crataegus monogyna* hedge to be planted adjacent in a double staggered row. Several ornamental *Malus* cvs. to be planted amongst. The *Malus* to act as pollinators for the proposed neighbouring apple trees and offer crab apples to encourage wildlife.

##### **Southwest**

- The roadside boundary has existing indigenous hedging and trees which will be retained and improved by using cut and lay and thickened with native species.

##### **Northwest –**

- 1.2m high stock fencing mounted on 100mm dia. stakes spaced at a pitch of 4m. to be reinforced with additional planting as required.

##### **Northeast**

- 1.2m high stock fencing mounted on 100mm dia. stakes spaced at a pitch of 4m be reinforced with additional planting as required.
- Erection of the “Wildlife Area” chestnut paling fence (community project) with associated planting either side of the fence with those plants listed in the planning application best suited as a deterrent to entry into the “Wildlife Area”.

## 2. Planting

### Wildlife Area

- This area will be developed in association with the Trust, the village, the school and wildlife experts and the work carried out by volunteers.
- It is hoped that several different habitats can be established in this zone which will be fenced with chestnut paling or similar to exclude dogs. Suggested features include buried wood for beetles, contrasting dry and damp areas with mound and ditch for variety of flowers to attract insects and birds, log pile for toads, hedgehogs etc and cover for slow worms.
- Taller trees will be planted at the northwest end against the backdrop of those along the boundary of 'Conkers' so as not to restrict the view of the residents backing onto the zone.
- The suggested planting for the area will be a mix of the following, all of which are already present on adjacent land: acer campestre caltha palustris (marsh marigold), betula pendula digitalis purpurea (foxglove), corylus avellana dipsacus fullonum (teasel), crataegus cvs lotus corniculatus (birds foot trefoil), euonymus europaeus oenothera glazoviana (evening primrose), lonicera periclymenum primula vulgaris (primrose), juniperus cvs pulmonaria officinalis, prunus spinosa silene dioica (red campion), viburnum opulus symphytum officinale (comfrey), viburnum lantana viola riviniana (violet)

### Buffer Zone

- This area is designed to reduce the impact and nuisance of the recreation area for residents backing onto the northern boundary. Prickly plants will be protected at first by temporary chestnut paling fence while they get established. Suggested planting to be chosen from berberis cvs. rosa rugosa cvs, hippophae rhamnoides rubus cvs, pyracantha cvs, ulex cvs in addition to Crataegus monogyna and prunus spinosa.
- The transition area between the buffer zone and the meadows will be planted with low shrubs chosen for the benefit to wildlife (pollen, nectar, berries and seeds). Suggested planting to be chosen from buddleja cvs, achillea cvs, cornus cvs, echinop cvs, cotoneaster cvs, monarda cvs, escallonia cvs, solidago cvs, eupatorium micranthum sedum cvs, hypericum cvs, rubus cvs, syringa cvs.

### **Thicket of small trees and shrubs**

- This is designed as a visual feature between the meadow and wildlife areas and is set beside the property with close board fencing behind which are four trees – two scots pine and two silver birch. Planting will be amelanchier cvs and cercidiphyllum japonicum with parrotia persica.

### **Wildflower meadows**

- These will be scraped and natural vegetation allowed to regrow. Seeds and seedlings of wildflowers from local meadows will be introduced – such as those listed in the Wildlife area above. Work to be carried out by volunteers.

### **Dog Free Zone**

- Area in the southeast corner which will be planted with hazel and wildflowers to allow a safe dog free zone for children. This area will be indicated on the notice board at the entrance as a dog free zone.

### **Central open space**

- This will remain grassed and regularly cut.

## **3. Structures**

### **Vehicular access gate**

- 10ft Wooden gate to allow access for works vehicles

#### **Pedestrian Access Gate**

- 1.2 m wide self-closing wooden gate suitably designed to facilitate disabled and infant buggies fitted with a damper to reduce noise.

### **Pedestrian Bridge**

- 1.25m wide wooden bridge across the ditch to allow safe passage for everyone, including disabled and infant buggies. Hand rail.

### **Path**

- Path laid with 4” path gravel to provide a natural looking path.
- Entrance from bridge to circular path 2m wide narrowing to 1.2m wide for the circular path to allow access for all.

**Notice board – this will detail:**

- A map showing different zones on the Green, eg wildlife, dog free zone
- The restrictions for use and any bylaws
- Contact numbers in case of emergency
- Contact numbers with regard to maintenance

**Seating**

- Two or three benches will be sited on the Green. The position of which will be decided after consultation with the residents.

**Parking**

- No on-site parking facility will be provided as this is an amenity for the village and the majority of villagers reside within 1000m from the entrance. However, Wellspring Church have kindly offered parking (except Sundays) for disabled users and mothers with small children and buggies. Residents will be made aware of this facility via the village newsletter.

**B. Maintenance****1. Mowing**

- Centre lawn - To be mown to a height of 3cm.
- Frequency of mowing operations will depend on seasonal rate of growth and a growth height of approximately 6cm should trigger the need for a mowing event and will be subject to ground conditions.
- Hordle Parish Council have agreed to perform two cuts per year.
- Additionally, the Trust's Appointed Person will need to monitor and implement any additional cutting. This will be undertaken in the short term by contractors. The Trust will consider the purchase of its own machinery.
- Disposal of cuttings will normally be by on-site mulching.

**2. Wildlife areas/dog free zone**

- Cutting of these areas will be less frequent as they are intended to form a sympathetic soft transition between the boundaries and the path and allow the growth of certain wild flowers e.g. buttercups and daisies but nevertheless will be monitored to ensure general tidiness.

### **3. Pruning**

- The Appointed Person will monitor growth of feature shrub plantation and arrange remedial work and disposal of cuttings. Cuttings to be chipped or removed from site to local green waste disposal facility unless required for encouraging wildlife on the site.

### **4. Hedge cutting**

- The Appointed Person shall monitor the growth and take immediate action wherever sections of hedging become an issue of safety.
- Pruning must not take place during the nesting season (Late February to late July) as recommended by the RSPB.
- It is planned for the established road boundary hedging to be crafted by the ancient art of 'layering' from an established expert who will pass on the skill to local people for continuity.
- Once cut and layered, the hedge maintenance will be carried out by local residents under the guidance of qualified personnel or by a contractor as necessary.

### **5. Trees**

- In general diseased species should be replaced by generically similar specimens at a time appropriate for re-planting.
- The trees will be inspected annually by qualified personnel.

### **6. Resurfacing of paths**

- The paths shall be maintained, fit for purpose, and monitored for any defect which may lead to a safety hazard.
- As an expediency, a small quantity of appropriate materials shall be stored off-site and available for repairing pot-holes as they may occur.

### **7. Infrastructure (gates/seats etc)**

- Damage, howsoever caused, will be urgently assessed as to whether there is a danger to the public and in which case the nominated person/s shall have the power to close the field pending faulty infra structure being made safe and hazards removed.

### **8. Litter and dog poo bins**

- A dog bin will be purchased from NFDC who have agreed to empty the bin on a regular basis.
- There will be no litter bin and on the notice at the entrance to the Green, users will be politely requested to take their litter home with them.

## **C. Management**

### **1. Unauthorised vehicles such as travellers and flytippers**

#### **Prevention:**

- The vehicular gate will be of sturdy construction with hinges designed to deter removal.
- The vehicular gate will be kept locked at all times unless permission is received from the Trust to open it for access for construction, maintenance or safety reasons. (For instance when the school are making trips to the Green, they may be allowed to use this entrance to shorten the distance children have to walk on the road).
- There will be a warning sign on the vehicular access gate stating that any unauthorised vehicles including motorised vehicles and pedal cycles will be reported to the police.

#### **Action should unauthorised vehicles gain entry the site:**

- The Trust will contact the police and ask for action to be taken.
- The Trust will alert the village of the problem
- The Trust will close the site to the public
- Face to face approach to explain why vehicles are not wanted

### **2. Unauthorised use by motor cyclists and horse riders**

#### **Prevention**

- The vehicular access will be locked as above.
- The pedestrian access will have a 'dog leg' design to deter access by motor cyclists and horse riders.
- There will be a warning sign stating that any unauthorised use will be reported to the police.

#### **Action should unauthorised motor cyclists or horse riders gain entry to the site:**

- The Trust will contact the police and ask for action to be taken.
- Face to face approach to explain why vehicles are not wanted

### **3. Anti-social behaviour on the Green**

#### **Prevention:**

- The Trust will endeavour to engage with the younger people in Tiptoe and involve them in the development and maintenance of the Green.
- There will be a warning sign that any anti-social behaviour, such as abuse of any amenities or boundaries, littering and causing excessive noise and aggravation to neighbours will be reported to the police.

#### **Action should anti-social behaviour take place on the Green**

- Locking of the pedestrian gate at dusk
- Contact with the police
- Offering help with seeking support for anyone found with genuine problems (Homelessness long term drug, alcohol etc. problems).

### **4. Crime prevention**

- The Green is overlooked on two sides and lies in the area of the Neighbourhood Watch Scheme.
- Improvement of boundary security. Stock fencing and planting will provide a buffer zone between the Green and houses backing onto the Green. The planting will be dense and when matured will deter users of the Green from getting near the boundaries of the houses.

#### **Action to be taken should crime become an issue**

- The Trust will work with the police
- The Trust will consider whether the boundary treatments are sufficient.
- Introduce regular patrols / site checks and lock gates at dusk (or earlier during the summer months if necessary)

### **5. Safety**

#### **Prevention**

- The Trust will hold Public Liability Insurance for the Tiptoe Green
- Emergency services will be given a key to the vehicular access and given telephone numbers of Trustees to allow access to the Green in case of emergency.
- The Trust will carry out a Risk Assessment which will be reviewed on an annual basis or as the need arises.
- Parking will be available at the Wellspring Church (except Sundays) for disabled and mothers with small children and buggies to avoid any loading and unloading directly onto the road. The gates will be required to be closed after use.

- The Trust will set up a rota to carry out a weekly safety inspection of the field with a check list which would be emailed to a central contact. The check will include gates, litter and damage.
- A sign will give telephone contact numbers for any concerned members of the public.

#### **Action in the case of any safety issues**

- The Trust will close the Green if there is any real threat to public safety.
- Any damage or litter will be dealt with as soon as possible by the Trust.
- The frequency of safety inspections will be increased and monitoring undertaken during any period where problems occur.
- If the parking at the Wellspring Church is abused in any way, the facility will be withdrawn.

## **6. Community Engagement**

### **The Trust will endeavour to:**

- Keep the village up to date with developments by newsletter, signs on gate, village meetings
- Create and raise awareness of the Tiptoe Green community working party.
- Monitor the usage of the field and try to encourage its use by all sections of the village.
- Provide contact details for the Trustees by way of a sign / notice board near the entrance and encourage comments, good or bad.
- Provide an 'interpretation panel' (a sign explaining trees/wildlife etc).
- Organise community maintenance events including an opening event.

## **7. Action plan and implementation**

*This Action Plan is a current estimate and is likely to change dependent upon contractor and volunteer availability and the weather.*

**Stage 1** Secure boundaries September 2010

**Stage 2** Path construction Winter 2010

**Stage 3** Planting Autumn/Winter 2010

**Stage 4** Pedestrian bridge and entrance, ditch clearance Winter 2010

**Stage 5** Opening! May 2011

## **8. Management Plan Review**

This Management Plan will be reviewed on an annual basis by the Trust.