

Hutton Recreation Ground

**Management Plan
2014 - 2019**

Prepared for Brentwood Borough Council

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Introduction

About these Plans

These plans are part of a series of management plans produced for Brentwood's urban parks and cemeteries.

The plans cover the period 2014 – 2019. This plan is for Hutton Recreation Ground. Plans have also been produced for King George's Playing Fields, Bishop's Hall Park, Warley Playing Fields and the two cemeteries; Woodman Road Cemetery and London Road Cemetery.

The aim of these plans is to provide direction for the parks so that the provision of high quality open spaces for the residents of Brentwood is assured. This is done both in terms of presenting a strategic direction, or 'Vision', for each site and through detailing the capital and maintenance actions required to achieve this.

Set against a backdrop of limited funding, these plans will help to prioritise actions to those which meet the overall, long-term aim for the site. In order to ensure long term quality and to reduce ongoing maintenance costs it is important to adopt a principle of 'invest to save'. Aging infrastructure becomes a liability, incurring ongoing repair cost, whereas timely replacement with well-specified, long lasting infrastructure will reduce this ongoing maintenance liability. However, such investment requires an evaluated and targeted approach to ensure investment takes place in the areas of highest priority where the need, and the potential return on investment, is greatest. These plans provide this, and form the basis for the future asset management of the parks and forward capital planning.

Strategic Objectives for Quality Spaces

All of the parks in this report serve many functions including, amongst many others, play, sport, walking, events and access to nature. In all of these parks several of these functions need to be provided at the same time and a balance struck between competing needs.

In order to help assess each park and to organise proposed actions, five management categories have been used, against which the sites have been evaluated:

- A welcoming place;
- A safe and secure place;
- A clean and well-maintained place;
- Sustainability;
- Conservation and heritage;

Taken together, ensuring attainment against all of these five management categories (at a level appropriate to each individual park) will ensure high quality service delivery to meet the needs of all users to the park.

A Welcoming Place

Objective: That the overall impression of visitors is positive and that the park is inviting.

People visit parks for many reasons. A welcoming site draws people and makes them feel welcome through its appearance, facilities and maintenance. This includes location of paths, provision of information, entrances and signing.

Signing

Signing should have the following features:

- Signs should be easy to read;
- Signs should be well-maintained and clear of graffiti;
- Ideally should have a coherent design rather than a mixture of styles;
- Should serve a purpose – avoid over-signing a park and remove redundant signing;
- Messages should be friendly and welcoming. It is necessary to tell visitors clearly what can and can't be done, but avoid too much signing 'forbidding' activities;
- Information provided on opening and closing times;
- Information provided on who owns and manages the park;
- Up to date contact details, including 'helpline' telephone number, web and email as appropriate;

Physical Access

Considering physical access around the site and links to it can greatly improve the experience of visitors. Elements can include:

- Links with public transport;
- Safe access from surrounding roads including, for example, pelican crossings;
- Links with cycle routes;
- Safe and secure car parking with facilities for those with disabilities;
- Limited access by vehicles to ensure safety (including maintenance vehicles);
- Attractive entrances, clear sightlines;
- Benches and seating around the site, also in quieter areas and overlooking views;
- Adequate control of dogs and dog fouling.

Good Design

Good design can make people feel welcome, can encourage them to explore and can visit more. Poor design can dissuade people from staying, visit less often or even compromise safety.

The adoption of a standardised form of design and style, for example in litter bins, benches and other furniture, can help to ensure that all Brentwood Borough Council sites belong to a 'family' and reach an adequate standard. However, individual features of some sites should also be respected in the design, for example heritage or natural features, which may require adjustment of this approach. A design standard is currently being developed.

A selection of some of the many elements which can be considered in design are:

- Choosing fixtures and furniture which are durable and have a low environmental impact;
- Screening working and storage areas;
- Creating interest and intimacy with tree planting, breaking up 'bleak' landscapes (for example sports pitches);
- Providing footpaths on the routes people wish to use;
- Choosing planting which can be maintained within available budgets, so that it remains attractive.

A Safe and Secure Place

Objective: To ensure that the parks are safe and secure places for all visitors to use.

People can be dissuaded from using greenspaces by safety fears. There are also a range of legal requirements which relate to the management of greenspaces, including the Health and Safety at Work Act 1974, which encompasses those affected by what you do as well as those working for the organisation.

Some of the elements which can be considered include:

- Information on who to contact in an emergency on information boards;
- Tree planting to provide shade, especially around play areas;
- Consideration of sight lines and safe movement around the site;
- Emergency equipment where appropriate, e.g. lifebelts;
- High design standard for equipment and furniture;
- Child protection issues address in play policies and strategies;
- Risk assessments in place for staff and use of facilities;
- Encourage visitors to report problems and provide information on how to do this.

In addition, the control of dogs is an important issue in its own right. Fouling is unpleasant and can cause disease (toxocariasis) and dog aggression, or even simply dogs jumping up at visitors, can be off-putting to visitors. Brentwood's Open Space Strategy highlights dog fouling as a particular concern for park users.

Work across the country has successfully created behaviour change amongst dog owners without the need for confrontational or enforcement, but rather through understanding why dog owners make the decision to allow their dog to behave in an anti-social way or to not pick up after their dog.

A key part of this is social pressure; will others judge me or how will they react if I do (or don't) behave in a particular way? It is important to create an atmosphere of acceptable and unacceptable behaviour in the park.

The main factors influencing behaviour are, with the most effective first:

- Signing providing clear explanation for restrictions;
- Good behaviour by other dog walkers;
- Being seen by wardens/rangers/parks staff.

Signing and information provision therefore needs to be:

- Clear about what behaviour is expected of the owner and dog;
- Clear about why this behaviour is expected;
- Presented in an understandable and friendly way.

An example of such an approach has been developed in Dorset, where a 'Doggy Do' Code of Conduct has been produced.¹ It is proposed that a similar approach is adopted for Brentwood Borough Council sites.

The main Code of Conduct should be displayed on or near all main orientation boards. Smaller 'reminder' boards or waymarkers can then be installed around the park to reinforce the main message.



It is not considered feasible to implement a requirement for dogs to be kept on leads at the park. However, good behaviour should be expected and dog faeces picked up. All play areas should be dog-free zones.

Brentwood Borough Council Parks, Countryside, Cemeteries and Open Spaces Department has in place the following policies and operational guides:

- Risk assessments;
- Inspections programmes for play areas.

¹ <http://www.dorsetdogs.org.uk/>

A Clean and Well-Maintained Place

Objective: To ensure high standards of maintenance and cleanliness.

A clean and well-maintained park is obviously important for visitors, and reflects well on the Council. A poorly maintained park can lead to misuse and will deter visitors.

The elements to be considered include:

- Well maintained litter bins, thoughtfully positioned to encourage use and regularly emptied;
- Regular litter picks;
- High standard of horticultural maintenance;
- Consideration of ongoing maintenance requirements in the design of beds and planting to ensure that maintenance of a high standard can be implemented;
- Furniture and fixings should be maintained and repaired if broken or damaged;
- Buildings and structures should be well maintained;
- Graffiti, flyposting etc. removed;
- Paths and car parks swept and edges maintained;
- Regular inspections.

Sustainability

Objective: To ensure that environmentally sound maintenance practices are implemented.

Managing green spaces in an environmentally sound way includes elements such as the choice of materials, use of chemicals, energy conservation and waste recycling.

Brentwood Borough Council Parks, Countryside, Cemeteries and Open Spaces Department will develop an Environmental Policy which will cover areas including:

- Limiting use of pesticides and chemicals to that which is essential;
- Avoid using peat and tropical hardwoods;
- Timber certified by the Forest Stewardship Council;
- Use recycled materials where possible;
- Reduce waste;
- Provide bins to enable visitors to recycle
- Consider the future watering, chemical and replacement input when designing beds and planting;
- Reduce pollution, for example through proper handling of fuels and chemicals and reducing nuisance from noise or smoke from bonfires;
- Implement water efficiency measures in park maintenance;
- Implement energy efficiency measures

Conservation and Heritage

Objective: To increase biodiversity in the parks and to protect, conserve and enhance the heritage components.

As well as often having a rich history themselves, all parks sit within a surrounding landscape which has particular cultural, ecological and landscape features. It is important when considering the design and management of a park to respect and incorporate these elements.

There are many benefits to enhancing biodiversity in parks. Maintenance of biodiversity habitats can be more cost-effective, for example through reducing the frequency of grass cutting. The wildlife which is attracted is not only beneficial in its own right, but will add interest to a park and enable visitors to experience nature. Moreover, local authorities also have a legal duty to have regard to the conservation of biodiversity in their functions through Section 40 of the Natural Environment and Rural Communities Act (2006).

Elements to consider include:

- Improving biodiversity through linking with surrounding habitats, diversifying habitats on site and providing for species (e.g. through bird and bat boxes);
- Create new habitats where appropriate, for example wild flower meadows;
- Respecting and considering the historic character in design of the park;
- Where parks have specific and, in some cases, protected heritage features, ensure that management plans are in place to conserve these;
- Identify, protect and maintain elements of the built environment which are of historical or design importance.

Policy Context

These plans link with several Brentwood Borough Council policy and strategy documents.

Brentwood Borough Council's **Corporate Plan** (2013-2019) recognises the importance of the environment and greenspace to the Borough. The environment is included in the first theme, 'Street Scene and Environment', with a medium term priority for a parks and playground strategy.

The Council's **Open Space Strategy** provides a thorough analysis of provision and actions across all of the open spaces in the Borough. The supporting consultant's report highlighted the need for review of maintenance and the adoption of quality criteria, both of which are being taken forward through these management plans.

Brentwood Play Strategy (2007-2010) sets out how the Council will address the play needs of children and young people in the Borough. In addition, Brentwood Council's **Children and Young People's Strategy** (2007-2011) set out to work with young people to develop a range of facilities that will benefit their leisure and play time.

Chapters I, Leisure and Culture, and II, Sustainable Development and the Local Environment, of the **Brentwood Community Strategy** (2004-2009) are both relevant to the delivery of parks. The first prioritises the provision of high quality and accessible leisure for all residents and the second highlights the importance of the environment, countryside and greenspace of Borough for local residents.

Brentwood's **Environmental Policy** (2009) sets out the actions that the Council will take in its operation to manage environmental impacts.

Hutton Recreation Ground

Site Description

Site Summary

Description	<ul style="list-style-type: none">• Approximately 4 hectares;• One single grass field with multiple recreational uses;• Play equipment at southern end adjacent to Rayleigh Road;• Car park on eastern side of park off Wash Road.
Rights of Way and Access	<ul style="list-style-type: none">• There are no public rights of way across the site but access is permitted throughout.
Access Points – Pedestrian and Vehicle	<ul style="list-style-type: none">• Car park off Wash Road, TQ 630 955.• Pedestrian access at various points: Two from Harrison Close, one from Rayleigh Road, one from Woodland Avenue and two from Wash Road, plus the car park entrance from Wash Road, see Plan I.
Bylaws	<ul style="list-style-type: none">• There are no bylaws for this site.
Tree Preservation Order	<ul style="list-style-type: none">•
Facilities	<ul style="list-style-type: none">• Mixed aged play area which includes swings, see-saw, climbing units, springy items and a roundabout for younger children. For older children there is an infinity loop climber, bird's nest swing, spinning disk, spring chairs and exercise equipment;• MUGA;• Open mown recreational greenspace;• Surfaced access paths;• Car park;• Two football pitches.
Non-statutory designations	<ul style="list-style-type: none">• Green Belt.

Site Assessment and Actions

General Overview

This medium-sized park on the north-eastern outskirts of Hutton provides open green space for football, play facilities, a MUGA and general recreation.

The central portion of the park is laid out to two football pitches, which together account for a large area of the available greenspace and serves to split the park into two 'sides'; that near Woodland Avenue and the Wash Road car park and the other around the play area.

The site has been playing fields for around 50 years. Formerly the main function of this park was as sports playing fields and the site was also known as Hutton Playing Fields or Wash Road Playing Fields. Investment in the infrastructure, including a play area and MUGA, has widened the appeal of the site to a greater range of visitors and provides greater community benefit from the space. However, further landscape and access improvements are now required to fully transform this park into a multi-functional greenspace which best serves the local community and which is a coherent whole.

To the south, near the Rayleigh Road, is a play area which has equipment for both younger and older children. To the north, around the car park, is the only area of greenspace which is not laid out as pitches. There are some mature trees in this area and the area is crossed by surfaced paths. In recent years the path has been re-routed and re-laid and the area landscaped to remove redundant play equipment. The car park was not improved at this time and is in poor condition. Along Wash Road is a mature hedgerow and trees, which shields the park from the road. A new fence was also installed at Harrison Close along the park edge to prevent cars from parking on the site, along with fencing at the Woodland Avenue entrance and Wash Road car park.

Hutton Recreation Ground is one of Brentwood's Queen Elizabeth II Fields. The Queen Elizabeth II Fields Challenge was The Fields Trust's UK-wide programme to celebrate the Diamond Jubilee and London Olympic and Paralympic Games, as well as the 2014 Commonwealth Games, by permanently protecting as many outdoor recreational spaces as possible by the end of 2012.

Vision and Objectives

VISION

For Hutton Recreation Ground to develop further as a multi-use greenspace, providing sports facilities alongside other high quality facilities to accommodate a wide range of recreational uses for the local community.

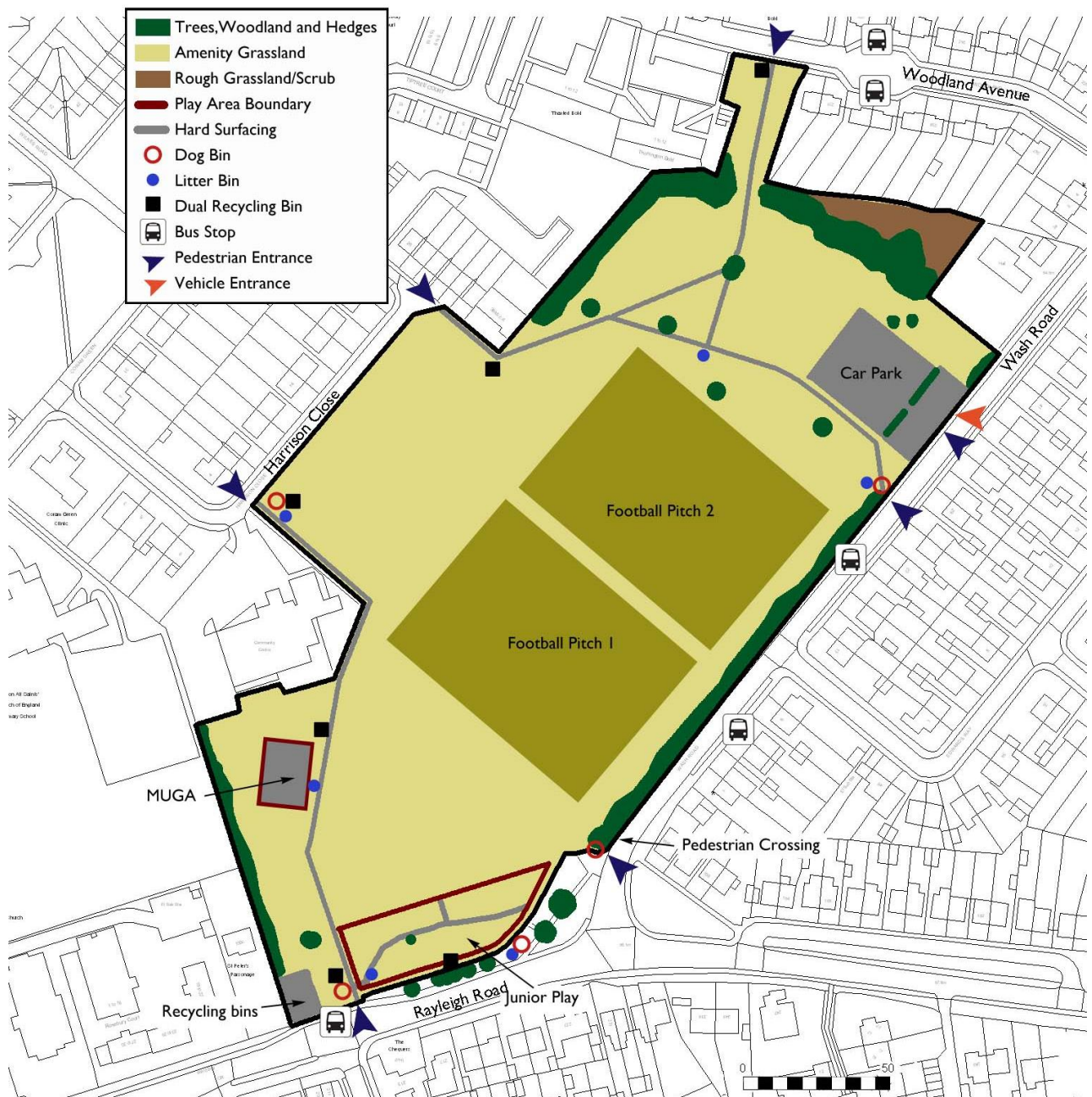
Over-arching objectives for this park are:

- 1 To maximise the benefits of the size and setting of the park to provide a more multi-functional park for all members of the local community, providing for recreational uses in addition to football;
- 2 To enhance the landscape setting of the park;
- 3 Improve the quality of the park through replacing the remaining poor quality infrastructure.

More specific objectives are:

- To consider changing the name to include 'Park' rather than 'Recreation Ground' or 'Playing Fields', to better reflect the range of uses and the aspiration for the future of the greenspace. This could include consultation with users and the local school. This should be done early in the plan, before new signing is installed.
- To enhance the landscape setting, for example through additional tree planting;
- Provide further facilities for families including picnic benches and shade trees;
- Access and landscaping improvements to bring both sides of the park together into one coherent park;
- Improve the car park and surrounding area, which is currently of poor quality and potentially an issue for crime.

Plan I: Hutton Recreation Ground – Current Features and Site Layout



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A Welcoming Place

Signing

An assessment of the current signing and the actions required is shown in Table 1.

Table 1: Hutton Recreation Ground - Signing Assessment

	Assessment	Actions Required
Entrance Signs	There are no signs at any entrance.	<ul style="list-style-type: none"> • Install signs at main entrances at Wash Road car park and Rayleigh Road. To contain information on: <ul style="list-style-type: none"> • Opening times; • That BBC manage the site and contact details; • Where dogs are permitted/prohibited and that fouling is not permitted; • Map of site showing facilities; • That cycling is not permitted; • Install Queen Elizabeth II Fields signing. • Install smaller welcome signs at pedestrian entrances at Harrison Close (2), Wash Road (2) and Woodland Avenue.
Dog Signing	There is some signing on site indicating no fouling (Wash Road). Existing signs at play areas (see below) prohibit dogs.	<ul style="list-style-type: none"> • Include information at all entrances on areas where dogs are permitted/prohibited and that dog fouling is not permitted, in line with new corporate dog signing.
Play Area Signing	There is no sign at the play areas.	<ul style="list-style-type: none"> • Install sign at play area entrances (x2). To contain information on: <ul style="list-style-type: none"> • That BBC manage the site and contact details; • That dogs are not permitted; • Permitted ages.
Style, Clarity and Maintenance	No signing in place.	<ul style="list-style-type: none"> • Ensure all new signing fits with BBC corporate style across all the park; • Ensure messages on new signing are welcoming and friendly.
Signing around the area	No signing in place.	<ul style="list-style-type: none"> • Signing required indicating car park entrance from Wash Road.

Physical Access

This assessment is based on the suitability of the park for all sectors of the community.

The priority area which needs attention, from both quality and safety perspectives, is the car park at Wash Road. This requires a co-ordinated design to consider:

- Disabled access;
- Improving poor infrastructure - surfacing and brick walling in very poor condition;
- Safety – cars are currently screened from the road by the overgrown hedge, which potentially shields criminal activity.

A second important improvement would be to install a linking path so that the two parts of the park, currently separated by the football pitches, can be reached across the park. This is particularly important for visitors from Woodland Road trying to access the play area. The path would need to be located between the Harrison Road fence and the football pitches, leaving sufficient room for any movement of the pitches which may be required. The path could be complemented by parkland tree planting to further improve the landscape and draw the park together into a coherent whole (see next section).

Table 2: Hutton Recreation Ground – Physical Access Assessment

	Assessment	Actions Required
Access to the site	<p>Public Transport: Bus stop outside Rayleigh Road entrance, on Wash Road and Woodland Avenue.</p> <p>Cycle Routes: No cycle routes to the park.</p> <p>Road Crossings: Pelican crossing at southern end of Wash Road near to roundabout, links to a pedestrian entrance. Railings on park side of road. Playground warning road signs at this point.</p> <p>Pedestrian crossing of Rayleigh Road to the east near junction with Cloughton Way. This is potentially a more dangerous entrance point as there is a bus stop layby (used as parking for school run) plus shops immediately opposite and playground in close proximity. Fence has been installed along this entrance and double gates out of playground which should help deter children from running out onto the road.</p> <p>Harrison Close: very quiet residential street but park users must cross road to use footway to access the other side of the park.</p> <p>Woodland Avenue: quiet residential street, no particular issues.</p>	<p>Rayleigh Road entrance:</p> <ul style="list-style-type: none"> • Request installation of playground warning signs by ECC; <p>Harrison Close entrance:</p> <ul style="list-style-type: none"> • See later commentary about joining the two sides of the park.
Benches and Resting Places	<p>Benches: There are some benches in the play area. There are no benches elsewhere on site.</p> <p>Picnic Benches: There are no picnic benches on site.</p>	<ul style="list-style-type: none"> • Provide picnic benches in and around play area to increase family use (See Plan 2).
Car Parking	<p>Condition: The car park is in poor condition. Some work has been carried out to install a new fence</p>	<ul style="list-style-type: none"> • Landscaping and improvement of car park to include;

	Assessment	Actions Required
	<p>along the roadside but the surface is in poor condition. The car park is split level with a low wall in between. The bricks in the wall are falling away. Moreover, the hedging potentially creates a safety issue. The Police initiative 'Secured by Design'² highlights the importance of removing areas where criminal activity can take place out of sight. The hedge at present serves to reduce visibility of the car park area and the unkempt appearance of the car park also has the potential to further attract crime.</p> <p><u>Disabled Parking:</u> There are no marked bays in the car park and therefore there is no designated disabled parking. The entrance from the top car park is protected by bollards and ramped and is therefore suitable for disabled access.</p>	<ul style="list-style-type: none"> • Repair of dilapidated central wall; • Installation of low boundary fencing; • Replacement of central hedge to improve visibility and safety, with new planting to include trees and very low hedging (50cm); • Resurface entire car park; • Formalise and surface entrance from lower car park. <ul style="list-style-type: none"> • Mark parking bays and include disabled parking. Locate disabled parking bay adjacent to existed ramped entrance in top car park.
Paths and Access Routes	<p>Surfaced path links Harrison Close with Rayleigh Road.</p> <p>Surfaced path links Woodland Avenue to Wash Road and the car park and to Harrison Close.</p> <p>There is no path which links both sides of the site. Users have to either use the pedestrian footway on Wash Road/Rayleigh Road or have to cross Harrison Close to use this footway.</p>	<ul style="list-style-type: none"> • In the medium term install a linking footpath across the site so that users from Woodland Avenue can access the playground without walking along busy roads and bringing together both halves of the site (either linking across behind the pitches closer to Harrison Road, or following the Wash Road/Rayleigh Road hedge).

Good Design

All play facilities are now located near to the Rayleigh Road entrance. The main play area has efficiently utilised the space and fits well in the park. The hard court area also efficiently utilises an area between the path and the park boundary. However, neither of these areas is near the car park and there is no linking footpath to enable visitors to reach the playground from within the site, as outlined previously in Table 2.

There are some mature trees around the car park area. This gives the park a more established feel in this area, which has the potential for being a pleasant area for quiet recreation. The area to the north west of the car has been landscaped following the removal of the former play equipment, but a mound of earth remains where the slide was situated. Along the northern edge is scrub which is unmanaged and, along with the 'hedge' separating the car park, gives this area an unkempt feel. In some areas access has been gained behind the scrub, where there is now litter. There is an opportunity to improve the aesthetic appeal of this area through planting more standard trees to strengthen the parkland feel. The scrub edge could be tidied and further semi-ornamental shrubs planted, although it is important not to create large banks of scrub which could encourage anti-social use. A hedge could be planted along the boundary of the adjacent pre-school to provide seclusion for the play area and neaten this area. These landscaping improvements would complement the improvement of the car park. Further seating could also be added in this area.

² <http://www.securedbydesign.com/>

The Woodland Avenue entrance passes through a narrower section of park. The paths have also been rerouted and a new fence installed which has greatly improved this entrance. Further improvements would be to remove the small area of scrub at the corner of the garages. The low rail should also be removed as it is now redundant. Bulbs (crocus) and a few individual trees in this area will enhance the entrance.

Most of the central section of the park is occupied by two football pitches. As previously described these serve to split the site, but in design terms they are somewhat bleak. Tree planting in the space to the north-west of the pitches between the pitches and Harrison Close would help to draw the park together in terms of landscape, provide interest and design across an otherwise open expanse and would shield Harrison Close from the park (and vice versa).

The Rayleigh Road entrance is a busy area, with many facilities and uses. The entrance has been improved, both visually and in safety terms, by the installation of a fence (this is also the main vehicle access point for the park and therefore there can be no landscaping directly behind the access point). The recycling area adjacent to the entrance remains unsightly and it would be beneficial to screen this area with a hedge. There is also an overgrown hedge along the eastern boundary which will require maintenance. The addition of parkland tree planting to the north of the play area and picnic benches would provide an area for families and would strengthen the landscape coherence of the park.

Along Wash Road is an over-mature hedge with trees. The large trees add a maturity to the site and the hedge and trees shield the park from the intrusion of the busy roads. However, the hedge is overgrown, with some dead trees. The shrub component should be reduced in height, retaining the mature, good condition trees.

The infrastructure of the park is relatively new which helps to produce a coherent design. There still remains some older, poor condition, bins alongside newer recycling bins. Over time these should be replaced. The play area is surrounded by wooden fencing with mesh. This will deteriorate more rapidly than metal fencing and should be replaced in the medium term.

Table 3: Hutton Recreation Ground – Summary of Design Actions

Area	Actions
Surrounding car park	<ul style="list-style-type: none"> Plant parkland trees; Provide seating; Plant hedge along chain link fence separating park from pre-school.
Woodland Avenue entrance	<ul style="list-style-type: none"> Remove knee high rail; Remove scrub behind garages; Plant bulbs and trees to enhance entrance.
Pitches and adjacent to Harrison Close	<ul style="list-style-type: none"> Plant standard trees in space between Harrison Close and pitches (leaving sufficient room for spectators of football matches and not so they impede on use of the pitches).
Rayleigh Road play areas and entrance	<ul style="list-style-type: none"> Screen recycling area with a hedge.
Wash Road	<ul style="list-style-type: none"> Reduce height of shrub component of hedge, retaining mature trees.

A Safe and Secure Place

The following table provides an assessment of safety and security.

Table 4: Hutton Recreation Ground - Safe and Secure Place Assessment

	Assessment	Actions Required
A Safer Park	<p>There are some incidents of anti-social behaviour, but these are at a manageable level.</p> <p>Safety inspections are carried out on an <i>ad hoc</i> basis when required.</p>	<ul style="list-style-type: none"> Introduce a method of annual inspections with computer generated reports.
Safe Design	<p>The hedgerow in the centre of the car park shields the car park from view and does not promote safety.</p> <p>There are areas of scrub surrounding the car park with some (limited) evidence of anti-social behaviour.</p> <p>The play areas and equipment are mainly of recent construction and of good quality.</p> <p>Sight lines throughout most of the park are good as the fields are clear, open spaces.</p> <p>The relatively new surfaced path is of good quality.</p>	<ul style="list-style-type: none"> Improve car park as previously outlined, enhancing sight lines; Ensure that good sight lines are maintained in any tree planting or other habitat improvements; Check scrub for signs of anti-social behaviour and clean up these areas.
Dogs	<p>Play areas dog free and ample greenspace within the fencing which provides a large dog-free area.</p> <p>There is limited signing to indicate acceptable behaviour of dogs.</p>	<ul style="list-style-type: none"> Install no dog signs at play areas; Include information that dog fouling is not permitted at all entrances, in line with new corporate dog signing.

A Clean and Well-Maintained Place

The maintenance and inspection programme for this park is shown in Table 5.

Table 5: Regular Maintenance, Hutton Recreation Ground

Area	Maintenance
Amenity grass	Cut every fortnight with tractor.
Play Area	Box mower once a fortnight.
Sports pitches	Marking weekly in winter. Occasional weeding. General repair at the end of the season.
Headlands	Flail annually.
Hedge along Wash Road	Cut on footway side twice a year.

There are no horticultural beds within the park itself, but there is an extensive bed adjacent to the play area on Rayleigh Road which extends through to Wash Road. This is in poor condition with a broken rail. The bed is being replanted in stages and this needs to be continued.

Sustainability

Management of this park is low intensity, with no planted beds inside the park and little requirement for chemical input.

Some dual purpose litter and recycling bins have been installed and existing litter bins should be replaced with these over time.

Nature Conservation and Heritage

There is potential to enhance the biodiversity of the site through bulb and tree planting as previously outlined. A small area of wildflowers may also be possible around the Woodland Avenue entrance and the car park.

This site has slowly permeable clay soil, with moderate fertility. Ideally, wildflower meadows should have low fertility soils, so this needs to be incorporated in the design.

Actions

A spreadsheet of all the required actions has been provided alongside this document. This spreadsheet is intended to be a live, working document to be updated by Brentwood Borough Council staff. Provided here is a summary of actions at the time this plan was produced.

The actions are show in Plan 2.

Table 6: Hutton Recreation Ground – Capital Works

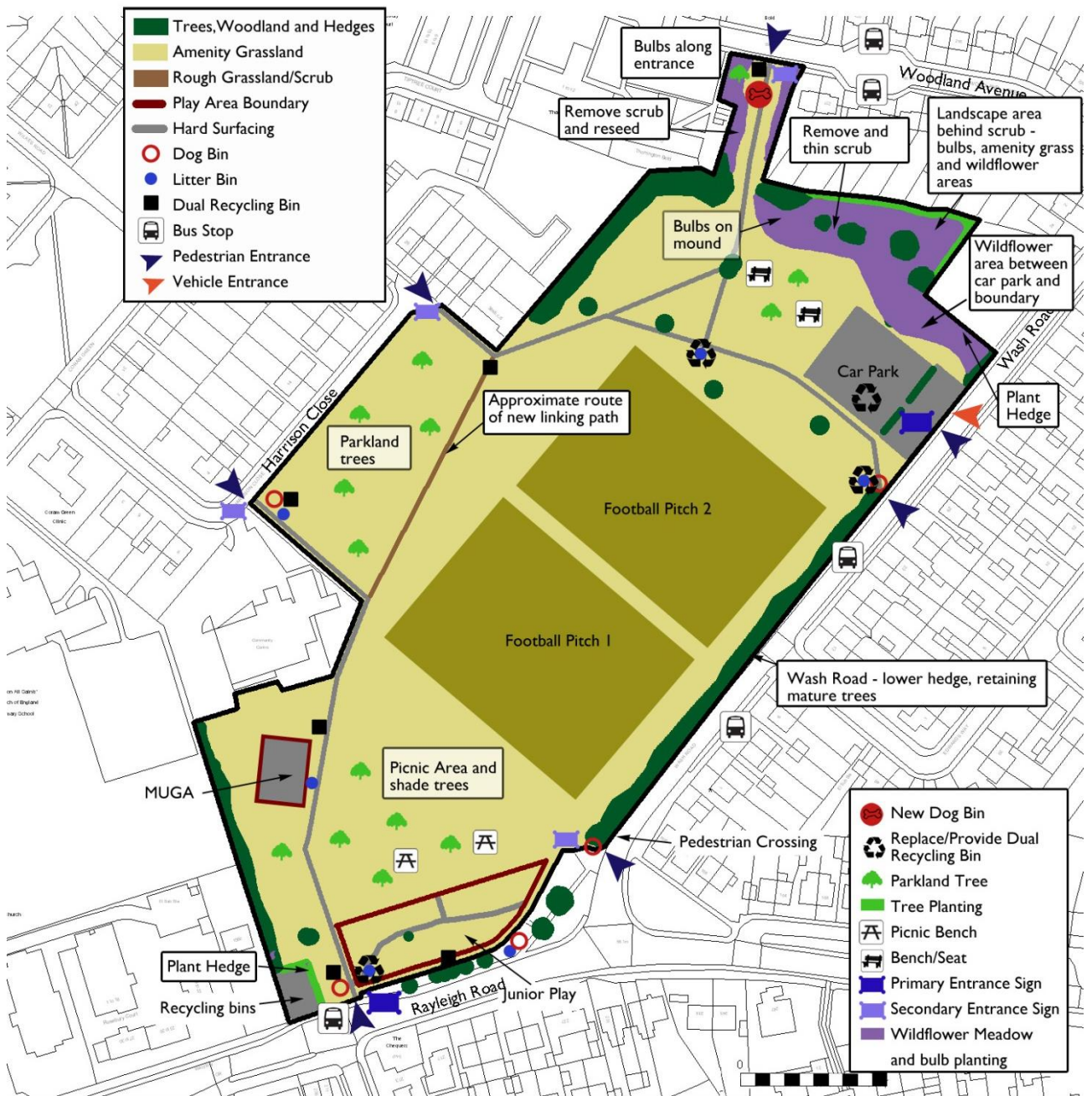
Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17
Year I 2014/2015						
Entrance from Wash Road	HR1	Install new entrance signage for QEII logos.	External	✓		
Main car park area	HR2	Resurface front car park area and white line as required.	External	✓		
Main car park area	HR3	Install concrete mowing strip under railings to front of boundary.	External	✓		
Main car park area	HR4	Remove overgrown and scrubby hedge line and replace with new mixed specified hedge at low height (3'). Plant few standard trees to soften landscape.	External	✓		
Main car park area	HR5	Patch deteriorated areas of tarmac and white line car park as needed.	External	✓		
Main car park area	HR6	Remove old redundant 5 bar gate to car park.	External	✓		
Main car park area	HR7	Repair stone retaining wall and install metal corner defenders.	External	✓		
Entrance from Woodland Avenue	HR13	Clear scrub area adjacent to flats bin store and grade and sow with grass seed.	External	✓		

Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17
Entrance from Woodland Avenue	HR14	Remove dilapidated knee rail fence.	External	✓		
Entrance from Woodland Avenue	HR15	Install new entrance signage for QEII logos.	External	✓		
Entrance from Harrison Close	HR18	Install new entrance signage for QEII logos.	External	✓		
To rear of MUGA (Multi Use Games Area)	HR19	Fell and stump grind dead tree.	External	✓		
MUGA (Multi Use Games Area)	HR21	Tarmac corners of MUGA where bins have been previously removed.	External	✓		
Play Area	HR23	Replace dilapidated fence around play area with metal black bow top fencing.	External	✓		
Play Area	HR24	Replace bins and benches in play areas with recycling units and recycled plastic benches.	External	✓		
Entrances from Rayleigh Road and Wash Road Junction (x 3)	HR27	Install new entrance signage for QEII logos.	External	✓		

Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17
Year 2 2015/2016						
Rear of properties in Woodland Avenue	HR8	Removal of scrub to rear of properties and landscaping as necessary including lifting and removing of certain trees.	External		✓	
Rear of flats in Woodland Avenue	HR11	Replace dilapidated fence between park and flats.	External		✓	
Path from Woodland Avenue to Wash Road	HR12	Patch repair cracking areas of tarmac along footpath.	External		✓	
Path from Harrison Close to Woodland Avenue	HR16	Patch repair cracking areas of tarmac along footpath.	External		✓	
Railings along boundary of Harrison Close	HR17	Install concrete mowing strip under railings to front of boundary.	External		✓	
MUGA (Multi Use Games Area)	HR20	White line sports pitches in MUGA as needed.	External		✓	

Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17
Year 3 2016/2017						
Rear of properties in Woodland Avenue	HR9	Sow headland with wildflower mix and/or bulbs to promote biodiversity.	External			✓
Rear of properties in Woodland Avenue	HR10	Cary out selective tree and bulb planting through section of site.	External			✓
To rear of MUGA (Multi Use Games Area)	HR22	Replant overgrown shrub bed to rear of MUGA	Internal			✓
Footpath from play area to Wash Road / Rayleigh Road Junction	HR25	Resurface section of footpath where tree roots have lifted tarmac.	External			✓
Shrub bed to front of play area	HR26	Replace dilapidated knee rail fence with recycled plastic model.	External			✓

Plan 2: Hutton Recreation Ground – Actions



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Soften landscape through parkland planting



Parkland planting and new path following existing desire line



Plant hedge to screen recycling area



Photo 2



Remove scrub
Plant bulbs and
parkland trees.

Enhance into parkland area with seating
for quiet recreation.



Photo 3

Poor quality surfacing. Inadequate disabled parking.
Poor quality hedge which could shield criminal activity.



Plant wildflowers and hedge to enhance the area.