

# Warley Playing Fields

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**Management Plan  
2014 - 2019**

**Prepared for Brentwood Borough Council**

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# Introduction

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## 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 Warley Playing Fields. Plans have also been produced for King George's Playing Fields, Bishop's Hall Park, Hutton Recreation Grounds 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:

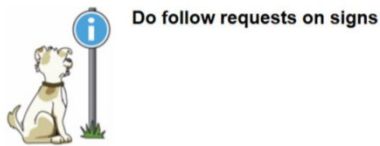
- Signing providing clear explanation for restrictions;
- Good behaviour by other dog walkers;
- Being seen by wardens/rangers/parks staff.

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.<sup>1</sup> 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.

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<sup>1</sup> <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.

# Warley Playing Fields

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## Site Description

### Site Summary

Description	<ul style="list-style-type: none"> <li>• Approximately 9 hectares covered in this plan (11.4 hectares total);</li> <li>• Single grass field in semi-circle with woodland in centre;</li> <li>• Ditches runs around eastern and southern woodland edge;</li> <li>• Adjacent to Donkey Lane Plantation woodland, also owned and managed by Brentwood Borough Council;</li> <li>• Play equipment in south-western corner;</li> <li>• Adjacent to Warley Primary School in the north;</li> <li>• No car park.</li> </ul>
Rights of Way and Access	<ul style="list-style-type: none"> <li>• There are no public rights of way across the site but access is permitted throughout.</li> </ul>
Access Points – Pedestrian and Vehicle	<ul style="list-style-type: none"> <li>• No car park for this site. A car park is located immediately to the north off Chindits Lane but this is for use of LA Fitness customers only.</li> <li>• Pedestrian access at various points: through Chindits Lane car park, The Drive (2), from Donkey Lane Plantation (2) and from Brentwood Borough Council Warley depot, see Plan 4.</li> </ul>
Bylaws	<ul style="list-style-type: none"> <li>• There are no bylaws for this site.</li> </ul>
Tree Preservation Order	<ul style="list-style-type: none"> <li>•</li> </ul>
Facilities	<ul style="list-style-type: none"> <li>• Play area;</li> <li>• Enclosed hard court area;</li> <li>• Six football pitches;</li> <li>• Surfaced access paths;</li> <li>• Adjacent and links to Donkey Lane Plantation</li> <li>• Trim Trail in woodland area (not in Brentwood Borough Council owned area).</li> </ul>
Non-statutory designations	<ul style="list-style-type: none"> <li>• Green Belt.</li> </ul>
Shared Ownership and Covenants	<ul style="list-style-type: none"> <li>• Only a small part of this site is owned by Brentwood Borough Council, see Plan 3. The central area is owned by Essex County Council and the eastern area by Brentwood County High School. Both are managed on their behalf by Brentwood Borough Council;</li> <li>• There is also a covenant with Warley Primary School which restricts use of part of the site to the Primary School only. The Primary School has enforced this on occasion.</li> </ul>

## Site Assessment and Actions

### General Overview

This larger park provides open green space primarily for football. It is also used for general recreation with play facilities and a hard court area.

With six pitches, the park is a busy and important area for football. A former floodlit playing area is located in the northeast of the site. This has been closed for several years and is not included in this plan.

To the east and south it is surrounded by Donkey Lane Plantation, also owned and managed by Brentwood Borough Council. This extensive woodland also links to Hartswood and Thorndon Country Park which together provide a substantial woodland and accessible area to the south of Brentwood. However, links between the two sites could be greatly improved, both in terms of providing information for visitors and improving access.

To the north is Woodman Road Cemetery, which can be accessed through a walkway and onwards to Woodman Road.

The ownership of this site is complex, with three owners; Essex County Council, Brentwood County High School and Brentwood Borough Council, see Plan 3. There is no distinction on the ground and for the public who use the site it appears to be one single site managed by Brentwood Borough Council. The site has, for many years, been managed under an agreement with the other parties. This has enabled improvements across the whole site including facilities in the woodland area owned by Essex County Council.

The management agreement between Essex County Council and Brentwood Borough Council has recently expired. The arrangements for future management are unclear at the time of producing this plan.

This is critically important for the site. Brentwood Borough Council owns only around one third of the site. Much of the ongoing safety management, for example in the woodland, and improvements of poor quality infrastructure, for example around the entrance at Chindits Lane are on land not owned by Brentwood Borough Council.

What must be held in paramount importance by all parties in negotiating a renewed arrangement is the provision of good service to the residents of Brentwood. The many users of the playing fields expect good quality play and open spaces to be provided by the local authorities involved.

It must also be stressed that there lies here a significant degree of reputational risk to Brentwood Borough Council. Users will not understand, nor care, that Brentwood Borough Council does not own the whole site as, 'on the ground', Brentwood Borough Council is known to maintain the site. If standards fall as a result of prolonged negotiation, it will be Brentwood Council which receives complaints.

There are many improvements which could be made to the playing fields, if all three parties can work in partnership to provide quality greenspace for Brentwood's residents.

Due to the uncertain situation, this management plan concentrates on improvements to the site within the ownership of Brentwood Borough Council. However, additional improvements are required to provide a high quality site to the public and which could be made with the agreement of the other owners. These are also included in anticipation of a successfully negotiated agreement.

## Vision and Objectives

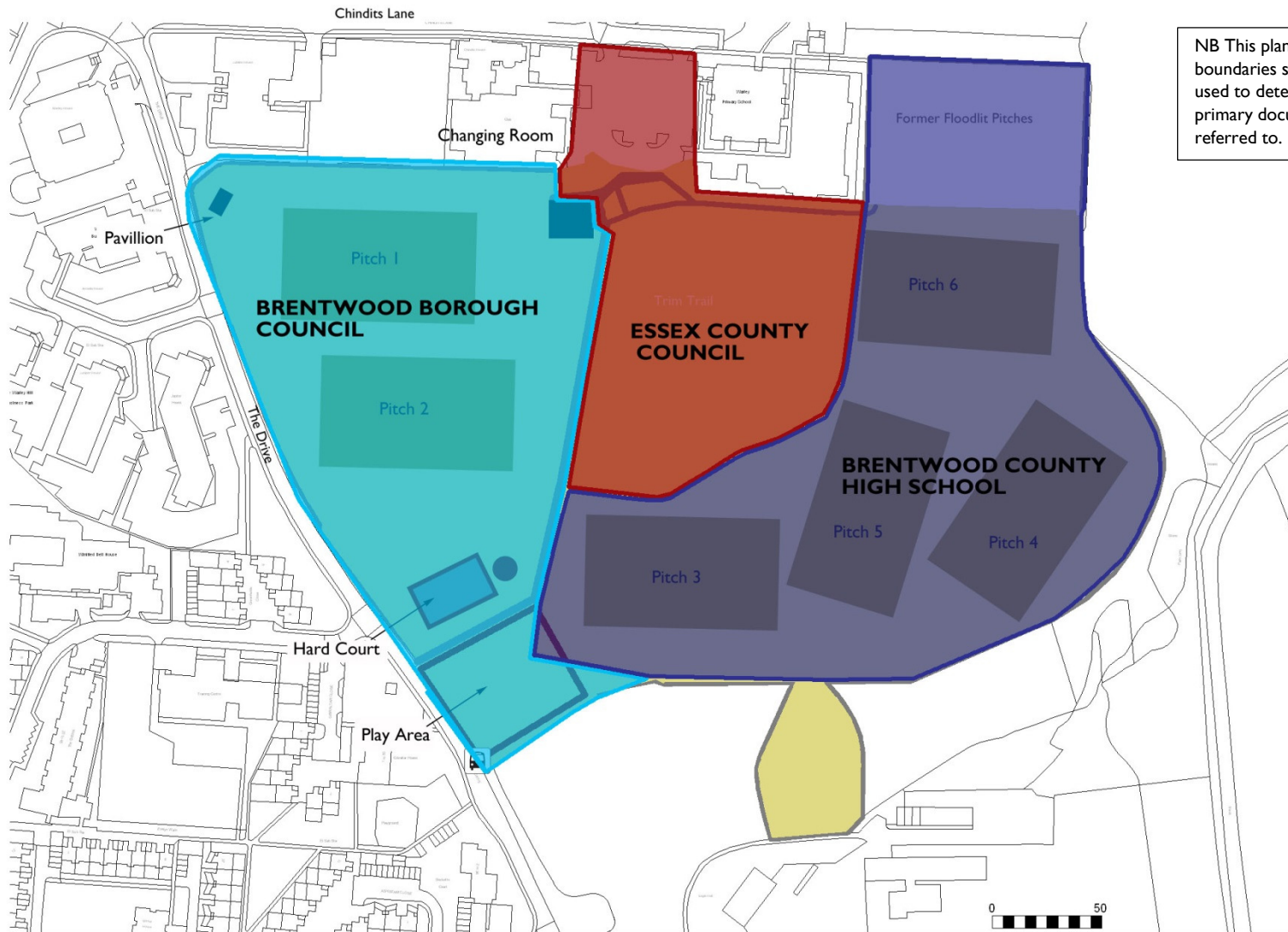
### VISION

For Warley Playing Fields to continue to provide high quality sports, play and greenspace provision for the residents of Brentwood, under a secure arrangement with the other owners which places at its centre service provision and the long term future of the site for the benefit of Brentwood's residents.

Over-arching objectives for this park are:

- 1 To secure the agreement of the other owners in order to assure the future and management of the site;
- 2 To provide high quality facilities for sport across the whole site;
- 3 To maximise the benefits of the size and setting of the park, to provide a multi-functional park for all members of the local community with areas for recreation and play as well as sport;
- 4 To improve links with the adjacent Donkey Lane Plantation;
- 5 To, with the agreement of the owners and parties to the covenant, create an agreed longer term vision for the site;
- 6 To, with the agreement of the owners and parties to the covenant, implement improvements in the areas outside of Brentwood Borough Council's ownership.

Plan 1: Warley Playing Fields, Ownership



NB This plan is indicative only. The boundaries shown should not be used to determine ownership; the primary documentation should be referred to.

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Plan 2: Warley Playing Fields – 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: Warley Playing Fields - Signing Assessment

	Assessment	Actions Required
Entrance Signs	<p>There are no signs at any entrance. (The main entrances are listed here and shown on Plan 4. There are several other informal entrances through the hedge on The Drive and through Donkey Lane Plantation, not listed).</p> <p>There is a sign at the The Drive entrance near the Pavillion stating 'no golf' and that the site is a 'Drinking Control Area'.</p> <p>There is a Brentwood Centre sign near the main entrance by the play area which is redundant.</p>	<ul style="list-style-type: none"> <li>Remove Brentwood Centre sign and install new sign at main entrance off The Drive (by play area). To contain information on: <ul style="list-style-type: none"> <li>Opening times;</li> <li>That BBC manage the site and contact details;</li> <li>Where dogs are permitted/prohibited, need to be kept on leads and areas fouling not permitted;</li> <li>Map of site showing facilities and routes, also including links to Donkey Lane Plantation;</li> <li>That cycling is /not permitted.</li> </ul> </li> <li>A sign is also required at the Chindits Lane entrance. This is in Essex County Council ownership therefore agreement required;</li> <li>Install smaller welcome signs at pedestrian entrances from The Drive (Pavillion) and small field near Warley Depot;</li> <li>Welcome signs at entrance from Donkey Lane Plantation. Double sided boards to inform of entrance and exit from the two BBC sites. Inform of no fouling as visitors enter the playing fields.</li> </ul>
Dog Signing	<p>There is no signing on site indicating where dogs are permitted or prohibited, where dogs must be on leads and where fouling is not permitted.</p> <p>Existing signs at play areas (see below) prohibit dogs.</p>	<ul style="list-style-type: none"> <li>Include information at all entrances that dog fouling is not permitted in new corporate dog signing.</li> </ul>
Play Area Signing	<p>There is no signing at play areas.</p>	<ul style="list-style-type: none"> <li>Install sign at play area. To contain information on: <ul style="list-style-type: none"> <li>That BBC manage the site and contact details;</li> <li>That dogs are not permitted;</li> <li>Permitted ages;</li> </ul> </li> </ul>
Style, Clarity and Maintenance	<p>No signing in place.</p>	<ul style="list-style-type: none"> <li>Ensure all new signing fits with BBC corporate style across all the park;</li> <li>Ensure messages on new signing are welcoming and friendly.</li> </ul>
Signing around the area	<p>There is no signing on surrounding roads.</p> <p>Weekend visitors using the sports pitches park at the Warley Depot.</p>	<ul style="list-style-type: none"> <li>Entrance sign at the Warley Depot entrance as detailed will assist sport visitors.</li> </ul>

## Physical Access

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

Table 2: Warley Playing Fields – Physical Access Assessment

Assessment	Assessment	Actions Required
Access to the site	<p><u>Public Transport:</u> Bus stop on The Drive.</p> <p><u>Cycle Routes:</u> No cycle routes to the park. No cycling allowed in the park.</p> <p><u>Road Crossings:</u> Pelican crossing of The Drive at main entrance near playground. Just to the south of this crossing is another direct entrance to the playground, with no Pelican crossing. This entrance presents safety issues and, as it is close to the main entrance, is not required.</p>	<ul style="list-style-type: none"> <li>• Close second entrance from playground which exits directly onto The Drive.</li> </ul>
Benches and Resting Places	<p><u>Benches:</u> There benches in and around the play area. There are two broken benches by the hedge adjacent to pitches 1 and 2.</p> <p><u>Picnic Benches:</u> There are no picnic benches on site.</p>	<ul style="list-style-type: none"> <li>• Replace broken benches adjacent to pitches 1 and 2;</li> <li>• The addition of picnic benches in the woodland area would provide facilities for school children and families. However this requires consent from the other parties.</li> </ul>
Car Parking	<p>There is no car parking for visitors. Previously parking was available off Chindits Lane but this is on land owned by Essex County Council and is now leased to LA Fitness.</p> <p>Sports visitors use parking outside Warley Depot at weekends. This parking is not available during the week.</p>	<ul style="list-style-type: none"> <li>• No action required. There is no opportunity to provide additional parking, to extend parking hours at the Warley Depot or to provide parking space outside LA Fitness.</li> </ul>
Paths and Access Routes	<p>A surfaced path links the Chindits Lane entrance to the playground entrance on The Drive.</p> <p>There is a short section of surfaced path from the Chindits Lane entrance to the entrance of former floodlit area.</p> <p>Due to levels of traffic during the week Warley Depot entrance should not be promoted as a main pedestrian access. However, this is a parking and access point for weekend sport. It would be beneficial to improve the path from Depot car park to the playing fields.</p>	<ul style="list-style-type: none"> <li>• The surfaced paths around the Chindits Lane entrance requires surfacing, but this is within the Essex County Council owned part;</li> <li>• The surfaced path from the floodlit area could be extended to Donkey Lane Plantation but this is in the Brentwood County High School area.</li> <li>• Create path from Warley Depot to the Playing Fields. This will require consent from Brentwood County High as it crosses their land. Replace bridge across ditch.</li> </ul>



## Good Design and Infrastructure Improvements

The park is primarily a sports area, with play facilities located near to The Drive and nearby residential areas. A surfaced path links Chindits Lane with the play area and this path is well used.

The eastern side of the site, with four pitches and no surfaced paths, is less well used for general recreation. However, there are walking routes throughout Donkey Lane Plantation which follow the edge of the Playing Fields and offer routes to the woodlands beyond.

The main improvements required within the **Brentwood Borough Council owned** part of the site are:

- Trees around play area: lift low branches of tree to enable mowing underneath. Thin group of birch trees to favour best specimens;
- The hedge between pitches and surfaced path: this hedge is in poor condition and is gappy in places. Gap up along length;
- Hedge on northern boundary adjacent to office buildings: This hedge is over-mature and is becoming sparse in places. However, it provides beneficial screening of the office building and car park beyond, therefore coppicing is not a suitable option. It is also not possible to thicken the hedge through planting as there is insufficient room between the hedge and the pitches. There are some larger sycamores close to the main office building which should be checked regularly.
- Hedge along The Drive: There are some gaps which need to be replanted. Control ivy. Fence is broken near to the hard court and needs to be replaced.
- Replace wooden play area fence with metal fencing;
- The entrance from the Warley Depot is in poor condition. Improvement works could include:
  - Planting a few screening trees;
  - Formalising entrance, tidying and fencing either side.

In addition, in agreement with the other site owners, the following areas owned by **Essex County Council** and **Brentwood High School** require improvement:

- The surfaced path through the site is an important link and it is important to keep this clear of overhanging trees both for safety and to keep sight lines clear. It would be beneficial to push back the woodland adjacent to the path to open the aspect of the path, as well as lifting overhanging branches (Essex County Council area);
- The entrance area at Chindits Lane and around the changing rooms is in poor condition and could be greatly improved as a main entrance to the park (Essex County Council area):
  - Remove scaffolding poles;
  - Remove redundant surfaced path which crosses grass and reseed;
  - Remove redundant chain link fencing;
  - Coppice over-mature hedge to north of changing rooms and remove broken fence inside the hedge;
  - Plant bulbs to enhance the entrance to the playing fields;

- There is a rustic Trim Trail in woodland. This requires removal as several pieces are broken (Essex County Council area)
- The central woodland offers great potential to enhance public amenity. If agreement could be reached, the central part of the woodland could accommodate picnic benches and a small rustic play area. This would benefit children, especially from the school. However, the area is owned by Essex County Council and Warley County Primary School has a covenant in place restricting use to the school only, which unless the school is in agreement, would prohibit such attempts to widen use;

## A Safe and Secure Place

The following table provides an assessment of safety and security.

Table 3: Warley Playing Fields - Safe and Secure Place Assessment

	Assessment	Actions Required
A Safer Park	<p>There is low incidence of anti-social behaviour. The Pavillion and changing room building have been targets for break-ins and metal theft.</p> <p>Safety inspections are carried on and <i>ad hoc</i> basis when required.</p>	<ul style="list-style-type: none"> <li>• Introduce a method of annual inspections with computer generated reports.</li> </ul>
Safe Design	<p>The play areas and equipment are mainly of good quality.</p> <p>Sight lines throughout most of the park are good as the fields are clear, open spaces.</p> <p>The surfaced path is generally of good quality.</p> <p>Sight lines along the surfaced path should be maintained through trimming back overhanging trees and taking woodland edge back.</p>	<ul style="list-style-type: none"> <li>• Cut back woodland and lift overhanging branches.</li> </ul>
Dogs	<p>Play areas dog free and ample greenspace within the fencing which provides a large dog-free area.</p> <p>There is no signing to indicate acceptable behaviour of dogs.</p>	<ul style="list-style-type: none"> <li>• Include information that dog fouling is not permitted on all entrance signs, in new corporate dog signing style. Ensure visitors entering from Donkey Lane Plantation are aware of change to no-fouling area.</li> </ul>

## A Clean and Well-Maintained Place

The maintenance and inspection programme for this park is shown in Table 4.

Table 4: Regular Maintenance, Warley Playing Fields

Area	Maintenance
Amenity grass	Cut every fortnight with tractor.
Play Area	Cut every 3 weeks.
Sports pitches	Marking weekly in winter. Occasional weeding. General repair at the end of the season. Weed and feed in summer.
Headlands	Flail annually.
Hedge along The Drive	Clipped twice a year.
Ditches	There are several ditches around the site. The ditch between Donkey Lane Plantation and the Playing Fields requires particular attention and regular maintenance. There may be a requirement for all ditches to be cleared in the future to aid drainage of the pitches. This could increase income as the pitches would have a longer playable season.

## Sustainability

Management of this park is low intensity, with no planted beds 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

In maps dating from the late 19<sup>th</sup> Century, the area is shown as part of the wider Warley Barracks, located to the north of the Drill Ground. What is now the central woodland is clearly distinguishable, but it is not clear what this feature was when the site was a Barracks.

The site is intensively used for pitches and there is little space for additional tree planting or wildflowers. There is potential to increase the biodiversity interest of the site in the central woodland area, but at present this cannot be developed as this section is owned by Essex County Council.

## Action Table

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 3.

Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17	Financial Year 2017/18	Financial Year 2018/19
<b>Year 1 2014/2015</b>								
Trees near play area	WPF1	Lift branches of beech tree, Thin group of birch to favour best specimens.	External	✓				
Hedge between pitches and surfaced path	WPF2	Gap up along length.	External	✓				
Seating adjacent to pitches	WPF3	Replace broken benches adjacent to pitches.	External	✓				
Main entrance from The Drive	WPF4	Remove Brentwood Centre sign and replace with new main entrance sign.	External	✓				
Other pedestrian entrances	WPF5	Install smaller signs at other pedestrian entrances (Pavilion and from small field from Warley Depot).	External	✓				
Play Area	WPF6	Install sign at play area indicating BBC management, contact details, ages etc.	External	✓				
Play Area/Main Entrance	WPF7	Install dog bin near main entrance.	External	✓				

Compartment/ Area of Site		Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17	Financial Year 2017/18	Financial Year 2018/19
<b>Year 2 2015/2016</b>								
Play area	WPF8	Close second entrance onto road.	External		✓			
Hedge along The Drive	WPF9	Gap up where necessary. Replace broken fence behind MUGA.	External		✓			
Ditches	WPF10	Clear ditch and culverts between Playing Fields and Donkey Lane Plantation.	External		✓			
Play Area	WPF11	Replace wooden fence surrounding play area with metal fence.	External		✓			
Play Area	WPF12	Replace old style bins with dual recycling bins.	External		✓			
<b>Year 3 2016/2017</b>								
Access from Warley Depot	WPF13	Install access path to link Warley Depot with Playing Fields (requires consent from Brentwood County High). Replace bridge.	External			✓		
Access from Warley Depot	WPF14	Plant screening shrubs, fence area, generally tidy.	External			✓		

### Actions for Areas Owned by Essex County Council and Brentwood County High School

Compartment/ Area of Site	Description	Internal or External Contractor	Financial Year 2014/15	Financial Year 2015/16	Financial Year 2016/17	Financial Year 2017/18	Financial Year 2018/19
Main entrance from Chindits Lane	Install main entrance sign.	Requires agreement from landowner.					
Pedestrian entrance from Donkey Lane Plantation	Install smaller double sided sign at entrance from Donkey Lane Plantation near former floodlit area.						
Access track by floodlit area	Extent surfaced path from floodlit area to entrance to Donkey Lane Plantation.						
Woodland Area	Install picnic benches for school children.						
Chindits Lane entrance	Remove scaffolding poles, remove redundant surfaced path which crosses grass and reseed, remove redundant chain link fencing, coppice over-mature hedge to north of changing rooms and remove broken fence inside the hedge, plant bulbs to enhance the entrance to the playing fields.						
Central Woodland	Remove Trim Trail						

Plan 3: Warley Playing Fields – Actions, Brentwood Borough Council Owned Land



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Plan 4: Warley Playing Fields – Potential Actions, Land Owned by Others



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