



The Tiptoe Green

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Registered charity no. 1135329

Landscaping, Maintenance and Management Plan

Updated June 2014

This plan is an updated version of the plan submitted to the National Park Authority in 2010 and is designed to help the Trustees manage The Tiptoe Green. However the Trust reserves the right to amend the plan if it is considered to be of further benefit to the main aims of the Trust ie:

(i) To provide and maintain in perpetuity the open space known as The Tiptoe Green as amenity land for the benefit of the community of Tiptoe

(ii) To promote the conservation of the physical and natural environment of The Tiptoe Green by promoting the diversity of plant and animal life and to advance the education of the public in the same.

This plan is also subject to further recommendations from Angela Peters regarding the wildflower and wildlife areas of the Green.

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A. Landscaping & Design Features

1. Boundary treatments

Southeast

- 1.2m high stock fencing mounted on 100mm dia. stakes spaced at a pitch of 4m. This has now been completed and will be maintained by the Trust.
- The planting along this boundary has now been completed. Should it become necessary to replace any of the planting along this boundary, plants should be selected from the original plan.

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. This is an ongoing process and will be managed by The Trust.

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. This has now been completed and will be maintained by the Trust. Should it become necessary to replace any of the planting along this boundary, plants should be selected from the original plan

Northeast

- 1.2m high stock fencing mounted on 100mm dia. stakes spaced at a pitch of 4m be reinforced with additional planting as required. This has now been completed and will be maintained by the Trust. Should it become necessary to replace any of the planting along this boundary, plants should be selected from the original plan
- Erection of the “Wildlife Area” chestnut paling fence 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”. This has now been completed and will be maintained by the Trust. Should it become necessary to replace any of the planting along this boundary, plants should be selected from the original plan.

2. Planting

Wildlife Area

- This area is being developed in association with the Trust, the village, the school and wildlife experts and the work carried out by volunteers.
- This area has been enclosed by chestnut paling and it is hoped that several different habitats can be established in this zone. 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 have been 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.
- Should it become necessary to replace any of the planting in this area, plants should be selected from the original plan.

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. Should it become necessary to replace any of the planting in this area, plants should be selected from the original plan.
- 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). Should it become necessary to replace any of the planting in this area, plants should be selected from the original plan.

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. Should it become necessary to replace any of the planting in this area, plants should be selected from the original plan.

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 and guidance has been sought from Angela Peters and the National Park. This is an ongoing project.

Dog Free Zone (Children's Play Area)

- This area in the southeast corner has been 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. A sign has also been erected at the entrance to the area stating that it is a dog free zone.

Central open space

- This will remain grassed and regularly cut.

3. Structures

Notice Board

- The Trustees have agreed that a notice board will be erected at the entrance to the Green subject to planning permission.
- This will detail:
 - A map showing different zones on the Green, eg wildlife, dog free zone
 - News and ongoing projects
 - The restrictions for use and any bylaws
 - Contact numbers in case of emergency
 - Contact numbers with regard to maintenance

Vehicular access gate

- 12ft 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.

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.

Dog waste bin

- Hordle Parish Council has generously agreed to provide and regularly empty a dog waste bin. This is due to be installed in 2014.

Seating

- A maximum of five benches will be permitted on the green, one of which is to be in the children's area. These will be of a standard design.

Memorials

- All requests to place any form of memorial on The Green must be submitted to The Trust for consideration.
- The Trust will allow up to 3 memorial plaques per seat or area of the Green (ie the Spring Meadow). The donating family can decide whether to pay for a whole seat or area or a third.
- The cost of placing a memorial on a seat is the cost of the seat (or part thereof) plus the cost of the plaque and on a tree, the cost of

the tree or part thereof) plus the cost of the plaque and for an area, an agreed donation plus the cost of the plaque.

- The Trust's decision on the placing of a memorial is final.

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.
- Wellspring Church has kindly offered parking (except Sundays) for disabled users and people with small children and buggies. Residents will be made aware of this facility via the village newsletter and on the website.
- The Wellspring has also offered parking for special events (except Sundays).

Other Structures

- No other structures are currently planned by the Trust.
- The structures above were included in the consultation process with the village during the planning stages of the Green.
- Any further structures must be agreed by the Trust after consultation with the village.

Procurement

Where ever possible the Trust will endeavour to source materials and services locally subject to costs.

B. Maintenance

1. Mowing

- Central lawn area and central children's play area - 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 if required. This service can be called upon should the Trust be unable to mow the grass for any reason such as ill health or mower breakdown.
- Disposal of cuttings will normally be by on-site mulching.
- From time to time, The Trustees may allow sheep to be grazed in specified areas on The Green to assist with the development of the wildflower areas.
- The Trust has now purchased a mower which is maintained by the Trustees for use on the Green only.

2. Wildlife areas/outer areas of the dog free zone (childrens' area)

- 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 wild flowers e.g. buttercups and daisies but nevertheless will be monitored to ensure general tidiness.
- A diagram showing the paths to be cut through the wildlife meadows to allow access to these areas by the public is attached.

3. Pruning

- The Trustees will monitor growth of feature shrub plantation and arrange remedial work and disposal of cuttings.

4. Hedge cutting

- The Trustees will 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.
- The roadside boundary hedge is being layered. If possible this craft will be taught to local residents for continuity as an ongoing project.

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 the Trust and will take professional advice with any concerns.

6. Resurfacing of paths

- The paths shall be maintained, fit for purpose, and monitored for any defect which may lead to a safety hazard.

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 Trust shall have the power to close the field pending faulty infrastructure being made safe and hazards removed.

8. Litter and dog poo bins

- Hordle Parish Council has generously agreed to provide and regularly empty a dog waste bin.
- 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
- The Trust will refer anyone found with genuine difficulties (homelessness long term drug, alcohol etc. problems) to the relevant authorities.

4. Crime prevention

- The Green is overlooked on two sides and lies in the area of the Neighbourhood Watch Scheme.
- The boundary security has been improved by stock fencing and a buffer zone has been created between the Green and the houses by planting and hedging.

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. This should be on the new sign
- 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.

- 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 and the website
- The Trust will endeavour to engage with the Tiptoe community and involve them in the development and maintenance of the Green.
- 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

7. Access

a. Pedestrian Access

Pedestrian access is via the small gate and is allowed at all times subject to the points above regarding antisocial behaviour and safety.

b. Disabled Access

Disabled and wheelchair access is via the small gate.

c. Vehicular Access

Vehicular access is via the large gate but only with prior arrangement with the Trustees.

d. Other

Except for emergency vehicles, requests to gain access to properties adjoining The Green will be considered on a case by case basis. Any

request for access which disturbs the planting and wildlife on The Green is unlikely to be granted.

8. Use of The Green

General

- The Green shall only be used for recreational purposes
- Access to the wildlife area will only be allowed with permission of The Trust
- Barbeques are not permitted on The Green unless prior permission has been granted by The Trustees
- Ball games (except golf) are permitted on the central grass area and the children's area

Dogs

Dogs are permitted on The Green on the understanding that the owners will adhere to the following code of conduct:

- Dogs must be kept on a lead at all times
- Dogs are not permitted in the children's area
- Dogs are not permitted in the wildlife area or on the flowering meadows
- All dog mess will be collected and put in the dog bin by the entrance gate
- Should the owner of any dog not adhere to the code, The Trust have the right to refuse them entry to The Green

Other animals

- Grazing of animals by the public is forbidden
- Animals, other than dogs, will only be allowed on The Green with prior permission.

Events

- The Trust holds a number of events on the Green each year with the aims of encouraging the use of the Green, engaging with the community and raising awareness of the Green and helping raise funds for the upkeep of the Green. The Trust holds public liability insurance for such purposes and undertakes a risk assessment before each event.
- Other public events will only be allowed at the discretion of the Trust.

9. Management Plan Review

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