

# Managing The Village Green at Barrington

## Introduction

Barrington's Village Green is a well-known landmark in South Cambridgeshire. It lies within the Conservation area, is valued by residents and admired by visitors to the village. For some people the key feature of the Village Green and its surroundings are their aesthetic appeal while for others it is a place for relaxation and recreation. The Village Green and the ponds and ditches around also provide an important habitat for a diverse range of wild animals and plants. It also has a more practical purpose in that the network of ditches it contains provide vital drainage for the village and its "permitted ways" provide all weather access to peoples' houses.

The Village Green is managed by a charity known as The Green, composed of members of the Parish Council (referred to as the Trustee), who appoint a Curator of The Village Green. The Trustee has certain responsibilities under a Scheme registered with the Charity Commissioners - copy appended to this document. The Trustee's role is to act as custodians of the Village Green, to manage it on a sustainable basis for the benefit of the whole village, and balance the different, sometimes conflicting, demands or views about how this should be done. The rest of this document sets out the framework used by the Trustee in managing the Village Green.

## Management Framework

The day-to-day management of all areas of the Village Green is the responsibility of the Curator, who gives advice to both the Parish Council and the Trustee. The present Curator is Brian Northrop.

Barrington Parish Council also has specific responsibilities in the management of the Village Green as stated within the document.

For the purpose of this document, the management of the Village Green can be divided into categories:

- |                           |                            |                |                      |
|---------------------------|----------------------------|----------------|----------------------|
| * Recreational open space | * Sports and play          | * Access       | * Global regulations |
| * Drainage                | * Habitat and conservation | * Garden Areas |                      |

Under each of these headings it is possible to identify a series of points to consider including general maintenance issues.

The aim of this framework is to provide a structured approach to managing the Village Green and a basis for decision making and planning. In particular it:

- Sets out works and plans in relation to the Village Green on a rolling 12-month basis
- Identifies the impact of works and plans
- Is a "public" document, made available to residents and others with an interest in the management of the Village Green, in order that they can understand what is planned in terms of managing the Village Green and the reasons for any decisions, and, where appropriate express their views.

As explained above, there will often be a range of views on how the Village Green should be managed. The Trustee will seek to develop approaches which, in their view, strike the best overall balance and take account of the range of considerations and views.

## Recreational Open Space

<b>Aim</b>	Provision of a Village Green for the benefit of the inhabitants of Barrington
<b>Description</b>	Barrington Village Green - 9 hectares
<b>Maintenance</b>	Grass cutting and maintenance. Tree maintenance. Boundary monitoring.
<b>Timing</b>	Dependent upon growing conditions, up to fortnightly grass cutting with sports/play areas on a weekly timetable
<b>Cost</b>	Borne by the Charity

## Sports and Play Areas

These areas are leased to the Parish Council which bears responsibility for maintenance and insurance

**Aim** Provide and maintain facilities for a range of outdoor sports and play activities.

### **Description**

- The Village Green has specific areas set aside for outdoor sports and play activities.
- The pitch on West Green used for football or cricket
- The smaller football pitch near Under 5's play area: the 'Five-a-Side' pitch
- The area in front of Cedarwood House identified as a secondary football pitch, although never fully developed.
- There is a Pavilion (owned by CEMEX) serving the cricket/football pitches
- The Bowls Club has its own bowls green and pavilion to the east of the main Pavilion
- The hard-surfaced tennis/sports area on Challis Green
- The play area on Challis Green: *the 'Adventure Playground'*
- The fenced play area for younger children by the Church car park: the '*Under Fives Play Area*'
- The play areas have a range of fixed equipment, and are safety surfaced where appropriate.

### **Maintenance**

- Regular inspection together with recorded risk assessments of play equipment is undertaken by the Parish Council.
- Play equipment is also subject to an annual RoSPA inspection; this is an Insurers' requirement.
- Repair or replacement of play equipment undertaken by Parish Council
- Grass cutting is undertaken on the Five-a-Side pitch and the Adventure Playground. The cricket outfield in summer is cut more frequently.

### **Timing**

- Grass cutting: March/April - Sept/October dependent upon growing season
- Other works with regard to grassed areas of Village Green as required
- RoSPA inspection April
- Monthly recorded risk assessments of Play Areas

### **Funding**

- All the above areas are leased to the Parish Council on a full repairing/maintenance lease.
- Insurance cover is included in the Parish Council insurance.
- Provision of new equipment by the Parish Council is contingent upon budget and grant allocation.
- The Pavilion and Bowls Club are on CEMEX land leased to the Clubs for sports use. Maintenance is the responsibility of the Clubs concerned.

## Access

- Aim** To provide vehicular and pedestrian access to houses and other non-domestic premises across the Village Green.
- Description** Houses and other premises around the Village Green do not have a legal right of way to the public highway, unless the access is as drawn on the 1886 map of Barrington. All properties are served by a Permitted Way and/or access spur.
- Maintenance** Weather conditions and exceptional traffic play a major role in maintenance programming: Permitted ways are inspected regularly, which informs the programme of annual maintenance for potholes and surface cracking. Re-surfacing or repair is carried out as required. Minor repairs are undertaken in response to damage to the roadway and as part of drainage improvements. The Trustee is responsible for the maintenance of the main Permitted Ways but not of the spurs, which are the responsibility of the property owner.
- Timing** As with all works on the Village Green involving large vehicles, minor repairs and re-surfacing will be carried out at a time of year when damage to adjacent areas of grass will be minimised.
- Funding** All money raised by the issue of Permitted Way Licences to residences and other premises served by Permitted Ways is used for maintenance works.
- Notes** The Trustee has compiled administration procedures for Permitted Ways, including specification for construction. (Refer to Appendix A)  
Requests for "new" permitted ways and access spurs - see Appendix A
- Future development** Specific area reinforcement where regular traffic is either causing excessive wear and tear or where corner reinforcing is needed.

## Habitat and conservation

- Aim** The Trustee seeks to preserve the habitat and where feasible, enhance it, subject to its other responsibilities and aims in managing the Village Green.
- Description** In addition to the ponds and ditches throughout the Village Green there are specific areas which are set aside each year for wildflower/meadow growth. The large number of trees planted on the Village Green require regular monitoring and maintenance work, particularly in the light of disease and die-back.
- Maintenance** Professional advice is sought where necessary. The Trustee will seek advice from relevant bodies e.g. Barrington Conservation Trust.
- Timing** Maintenance work is carried out with regard to sensitive periods for wildlife. Timing is not generally critical and works can therefore normally be scheduled to cause least disturbance to habitats.

## Garden Areas

Some of the properties around the Village Green do not have a garden area to the front of the building. The Green Trustee has in the past allowed such properties to have a garden area not to exceed a depth of 2'6" (the depth of the thatch) subject to the owner of the property signing a letter of acceptance of this concession for use of the Village Green. The Trustee is updating this process at the present time.

## Drainage

The Parish Council is responsible for all matters regarding ditch and pond maintenance with the exception of the awarded ditch on West Green.

**Aim** To ensure that the Village Green's extensive drainage network is maintained in appropriately good order.

**Description** Barrington lies in a natural basin. Rain water runs off the surrounding high ground and eventually drains into the river via a complicated network of drains, ditches (both open and piped), ponds and streams on the Village Green and adjacent land.

There are two ponds, Challis Green Pond and West Green Pond. There is one awarded ditch, adjacent Orwell Road and West Green, which is the responsibility of the S.C.D.C.

**Maintenance** Ditches and related underground pipework are cleared or "jetted" on a regular basis following on from major works undertaken in 2002. Maintenance is also required to the sides of the ditches and will be carried out as required. Excessive vegetation and silting up reduce the drainage capacity and efficiency.

**Timing** Maintaining the ditches/drains/ponds is a continuous process. Work to the ditch and drainage system will be required and undertaken each year, including the ponds. Such work has an impact on the immediate environment and the wildlife that it supports.

### **Other relevant points**

The ponds and open ditches and the areas adjacent to them provide an important and valuable habitat for a variety of wildlife.

When considering any works, the Trustee will take into account any adverse ecological impact and seek appropriate advice where possible.

The Trustee will also seek opportunities to enhance the ecological "value" of drainage features when any works are undertaken.

Villagers are actively encouraged to participate in specific projects.

### **Possible Developments**

Exceptional work arising from monitoring including possible reinstatement of open ditches.

## Ditches and watercourses

Any changes by residents to, or affecting, ditches or watercourses to be done only with the written permission of the Trustee. The specification and contractor for any works carried out should be approved by the Trustee. The Trustee will inform SCDC as appropriate.

## Global Regulations

**Aim** The Trustee seeks to preserve the extent and aspect of the Village Green.

**Description** The edges of the Village Green will be monitored for encroachment. Parking of vehicles on the Village Green will be monitored and discouraged, in conformance with law.

The Trustee will take steps to ensure that dogs are kept on a short lead on the Village Green, especially adjacent Sports and Play Areas.

An adequate supply of dog litter bins will be provided.

### **Permitted Way Licences**

These shall be renewed every four years – commencing 1<sup>st</sup> September 1998, commensurate with each new term of office of the Parish Council (Trustee of the Green Charity)

- a) Each affected householder/organisation shall be sent a notice of renewal application form and Standing Order mandate (optional) for signature no later than 15<sup>th</sup> August prior to expiry of previous Licence..
- b) Notice of renewal will state fee payable for the forthcoming Licence period, this having been reviewed by the Trustee (with the District Valuation Officer) in the period following their election to Office.
- c) Householders/organisations should be requested to return the Application and relevant fee prior to 1<sup>st</sup> September.
- d) Upon receipt of renewal application and payment of first year's fee (at a minimum), and providing there are no other reasons which will be referred to the Trustee, then a Licence duly signed by the Trustee and witnessed as a Deed will be sent.
- e) A record of each Licence issued is to be kept.  
A green copy of the Licence should be sent with a request for this to be signed and returned for the Trustee file.
- f) In the event that an application form/fee has not been received/paid by 1<sup>st</sup> September a reminder will be sent by the Clerk
- g) In the event that an application form/fee has not been paid by 30<sup>th</sup> September a further reminder will be sent. At the same time the Trustee will be informed of all outstanding cases, they will then instruct the Clerk on the action required on a case by case basis. This to be done no later than 31<sup>st</sup> October  
Action may include :-
  - Existing licence to be revoked
  - Solicitors' letter
  - Personal intervention by Trustee
  - Small Claims Court
  - No action

- The Permitted Way Licence format is modified specifically, for the Sports Clubs, the Village Hall, the Royal Oak and other non domestic applications.

## **New Access Roadways and Access spurs**

Any application for installation of a new access roadway, and/or access spur, has to be considered by a full meeting of the Trustee. If the Trustee deems it appropriate to approve the installation of a new roadway either of the following courses of action may be taken:

- 1) Permission may be granted for the Applicant to arrange for installation of the roadway at their own cost, subject to the specification laid down by the Trustee and by a contractor approved by the Trustee.

or:

- 2) The Trustee will arrange for installation of the roadway, full cost to be borne by the applicant.

In either case the applicant is responsible for all costs, including legal and professional, together with a fee payable (to be determined by District Valuation Officer, Cambridge) to the Charity.

The Trustee will, on completion of the works to its satisfaction, assume responsibility for upkeep of the Permitted Roadway and the applicant for the spur; in addition the resident will thereafter comply with the Permitted Way Licence scheme.

**Responsibility for the upkeep of individual access spurs from the Permitted Access ways rests with the appropriate property owner.**

In the event that the resident wishes to refurbish their spur they must obtain permission of the Trustee in order to maintain consistency of appearance. Materials must be approved by the Trustee.

## **Casual use of the Village Green**

Anyone wishing to hold an event or store materials or arrange for temporary parking of vehicles on the Village Green will be required to:-

- a) Seek permission (in writing) from the Trustee for such event before commencement of arrangements
- b) Be responsible for the clearance of any debris resulting from the event, either in person or payment.
- c) Pay whatever fee has been deemed appropriate prior to the event.
- d) Assume responsibility, either personally or by payment, for any damage which needs to be rectified.

### **Specification of Permitted Way/Access Spurs:-**

Finished width of roadway to be approx. 9 ft  
Dig out 11 ft wide (for hard shoulder)  
Dig out to a depth of 14"  
Fill 12" hardcore  
2" base course  
½" hard wearing golden pea shingle and spray (to match other roadways)