



Making space for community

Frequently Asked Questions - Havenstoke Park, Graylingwell, Chichester

- 1. Who gets to use the park?** The park is accessible for everyone who wishes to use it. Parking is available around the park and is paid for parking.
- 2. What's the large lump in the middle of the park?** This is an Iron Aged Dyke – This was formed as defensive earthworks known as a Dyke. A dyke is a bank formed from the earth dug out of a defensive ditch.
- 3. Who manages the park?** Chichester Community Development Trust (CCDT) manages the park and balances the needs of the residents, the upkeep and maintenance of the grassland and trees, and the security.
- 4. What have you done to prevent illegal encampments/traveller incursions?** Several measures have been taken to ensure we are doing all we can to prevent illegal encampments on the park. These include reinstatement of over 60 broken bollards, the installation of lockable bollards in three locations. WSCC and CDC teams have visited the park on several occasions to advise on the best approach to take to secure the park and all advice has been implemented. This included leaving the grass longer around the bollards to ensure vans are not able to access through the long grass.
- 5. Who pays to maintain the park?** Chichester Community Development Trust pays to maintain the park. (CCDT) is a registered charity that became operational at Graylingwell park in 2012. In 2021 CCDT took on ownership of the park as a freehold transfer from the owners Homes England. A payment was made to CCDT to use in perpetuity to maintain and manage the park. This amount has been invested into an ethical fund with and interest and dividends are paid quarterly to CCDT of approximately £16,000 per annum. This amount is used to maintain the park but does not cover the whole amount needed to maintain a park of this size or with over 220 trees present. Other funds raised from hire income at the Pavilion and fundraising by CCDT support the running costs of the park. The legacy amount transferred to CCDT, at the time of freehold transfer, can be seen as “restricted” funds in the CCDT accounts. The funds have been “restricted” to ensure that they are safeguarded, to be used only for management and maintenance of the park. This ensures that park maintenance costs do not become a burden on the residents or local authorities. These funds cannot be used for the core running costs of CCDT or for staff salaries. They can only be used for park management or maintenance and capital amounts have been used for tree planting, bollard replacement and capital items at the park.
- 6. How often are the trees surveyed?** The trees are surveyed every 2 years (the legal requirement is every three years) and after every significant storm or bad weather. We work with a local tree survey Jonathan Rodwell <https://www.beechdown.com/>

- 7. How often do you inspect the park, trim trail and play equipment?** The play equipment and trim trail, as well as the whole park area, is formally inspected by our site coordinator once a week. On top of that, we carry out a more in-depth monthly inspection of equipment and have an external assessment and inspection carried out on the play equipment and trim trail every year by DAVID POTTER INSPECTIONS LTD -a registered play equipment inspector - <https://www.playinspectors.com/our-inspectors/outdoor-annual/>
- 8. Why are you installing football pitches?** The requirement of the football pitches was part of the planning process agreed and completed in 2009. The football pitches (one adult and one junior) are being installed by the developers at Graylingwell Park – Countryside Partnerships. These will be installed during 2024 and then will be managed by Countryside Partnerships until they are match ready, which is expected to be around the Autumn of 2025. Chichester Community Development Trust is not responsible for installing the pitches or the maintenance of this until they have matured. Once they are pitch ready Chichester Community Development Trust will be working with local clubs including Graylingwell Girls to utilise these pitches.



- 9. How long with the fences be up?** The Heras fencing is in place to protect the new grass growth on the pitches. The fencing will stay in place until the end of September 2024 and then will be replaced with timber chestnut fencing/palling.
- 10. What happening with the car parking?** A grass Crete car park will be installed in the autumn of 2024. The grass will grow through the reinforced flooring of the car park and the visual effect will be grass. This will be available on match days as well as for up to 8 community events per year and will not be available on a day-to-day basis.
- 11. How often do you empty the bins?** The bins are emptied on a contract with Chichester District Council. They are mixed waste bins and are suitable for both normal waste as well as dog waste. They are emptied weekly in the winter months and twice a week during the summer months.

- 12. How much does it cost to maintain the park each year?** It costs over £25,000 per year to manage and maintain the park.
- 13. How often do you mow the park? Why are some areas left long and not mown? Why don't you mow under the trees?** We have a grass cutting contract with MH Kennedy & Sons <https://www.mhkennedy.co.uk/> who mow the park from April to October. The area in the northwest corner is close mown for the community football teams once a week, as is the area to the front of the Pavilion. As per the planning and management plan for the park, other areas are left wild and long. This was planned and designed in 2011 as part of the planning agreement for the development. This is designed to mitigate against the impact of the football pitches that were granted in 2009 as part of the planning permission by Linden Homes, the landowners Homes England, and Chichester District Council. The plans were agreed before CCDT took on ownership of the park and the landscape has been planned and agreed by the council and the developers. The long meadow areas have been designed to promote wildlife, mitigate against the impact of the football pitches and offer biodiversity on the estate. The following image shows the areas of long grass and how these have been designed as part of the planning process. At the moment, as the football areas are inaccessible, the grass is close mown outside the pavilion to the eastern area of the park to ensure an area is available for play and sitting.



- 14. What is the mowing strategy for the park?** As per the above and the landscape strategy for the park, created as part of the planning process in 2011, the following is the excerpt from the Havenstoke Park- Meadow Management Strategy - A sensitive mowing regime is to be implemented to the existing meadow in Havenstoke field that will increase the biodiversity potential whilst retaining two pitches. The non-sports areas will be maintained with a sympathetic mowing regime which will be as minimal an intervention as possible, to create tall tussocky grassland, providing a habitat for reptiles and other wildlife. The wildflower meadows are to be unmown for two years to allow the grassland to become taller and denser. In the third and subsequent years these areas should be cut no lower than 150mm above the ground level

in July/August. This will maintain a thatch for reptiles to use, whilst preventing coarser species from out competing finer grasses. In between these wildflower meadow swards will be shorter grass pathways which are to be mown on a regular basis. Some of the wildflower areas will incorporate shallow infiltration areas to the north for sustainable drainage of excess surface water from phase 1 and these will benefit the nearby mature trees. The iron age dyke is also to be mown as the wildflower meadow to minimise intervention of this historic feature.

The Havenstoke Park Management and Maintenance Team

Trees

- Jonathan Rodwell – annual survey and survey after every significant storm or reports of damage.
- Visual survey – CCDT Site Coordinator
- New Tree watering and support – Woodsmen Trees
- Tree surgery and works – Woodsmen Trees

Play equipment and trim trail

- Play equipment visual inspection CCDT Site Coordinator
- Play equipment annual survey – Dave Potter inspections.

Mowing

- MH and sons
- Cutting back vegetation Connolly way - Woodsmen Trees
- Cutting back vegetation around the road - Woodsmen Trees

Other

- Bin empty - Chichester District council on a contract with CCDT
- Bollard maintenance and replacement – Chichester Landscapes
- Lighting – this is not managed or maintained by CCDT and is managed and maintained by GRANGE on behalf of the residents of Graylingwell Park