

St. Ives Estate

Countryside Park

Management Plan 2012-2015



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About the Management Plan

Purpose of the Management Plan

The Management Plan is intended to set out the priorities for maintenance, development and promotion of the estate over the three years up to 2015.

Scope of the Plan

The plan essentially deals with the maintenance, development and promotion of parts of the country park estate that have public access and remain under Council ownership and management. The plan does not include areas of the estate that have been transferred by sale or lease. Map 1 public access.

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Vision and Aims

“The best public country park estate in the North of England.”

Our aims are to ensure that St Ives is:

- 1. Welcoming and accessible.**
- 2. Healthy, safe and secure.**
- 3. Well maintained and clean.**
- 4. Sustainable**
- 5. Protective of natural and human heritage.**
- 6. Involving the community.**
- 7. Promoted to potential visitors.**
- 8. Managed to high standards in response to changing community needs.**

Estate Guide

Social History

There is evidence of habitation in the Aire Valley and at St Ives dating back to Neolithic-Bronze age period – some 8,000 to 1,000 years BC. From the 12th C to 1540 and the dissolution of the monasteries the land was owned and managed by the monks of Reivaux and Drax. The land passed through the Laycock and Milner families before its purchase in 1635 by the Ferrands whose descendants owned the estate until 1927. The Ferrands developed the Mansion House, Home Farm and the once extensive gardens and water features. Up to 1858 the estate was known as Harden Grange but names were exchanged with “St Ives” - a smaller estate to the south that now bears the name “Harden Grange”.

Public interest in the estate began in 1881 when Bingley UDC took out a lease for gathering water to supply the town, this association ended as late as 1974 when Yorkshire Water took over public supply, however, the estate itself is still supplied by the same spring water system. The estate as a whole passed in to public ownership in 1927 when Bingley UDC purchased the estate from the Ferrand family and opened it to the public.

Bingley UDC let land to the Sports Turf Research Institute and founded the municipal forerunner to what in the 1990s became the privately owned and managed Bingley St Ives Golf Club. After the Golf Club vacated the Mansion the Council let the house and formal gardens in 1994 to Bradford Independent Health Care Ltd. In 2010 the lease was transferred to Elder Homes Group. Home Farm, the agricultural heart of the estate continued to function until the late 1990s when a lease was taken up by BIHCG to provide a riding for the disabled facility and is currently a private livery stables and riding centre.

Amidst concern in the 1990s that Bradford Council would dispose of the estate entirely, the Friends of St Ives was formed with the aim of safeguarding the estate in public hands for the enjoyment of future generations.

In the 21stC the public is still able to enjoy free access to the majority of the historic estate whilst new attractions are also being added, such as, the visitor rooms and walled garden.

Natural History

The estate occupies a position above the valley floor at the confluence of Harden Beck and the River Aire. Much of the rugged character of the estate is due to the underlying Upper Carboniferous Rough Rock Sandstone and geological faulting that has allowed areas of underlying impervious shale rock to outcrop. The shales give rise to the damper wooded slope south of the Estate and the natural swampy hollow of Coppice Bog – a designated Site of Geological Interest. The crags, most notably, Lady Blantyre’s Rock and Druid’s Altar, would have been weathered in the late glacial period as they stood out above the ice sheets. Landslips, like that around Druid’s Altar, are a natural feature of mid-Airedale.

Pockets of the natural soils and associated vegetation that overlay the sandstones are mostly loamy brown earths formed over many centuries of forestation following the last ice age. Much of the soil across the estate has been modified by agricultural improvement from the middle ages and intensive amenity grass management on the golf course and Sports Turf Research land.

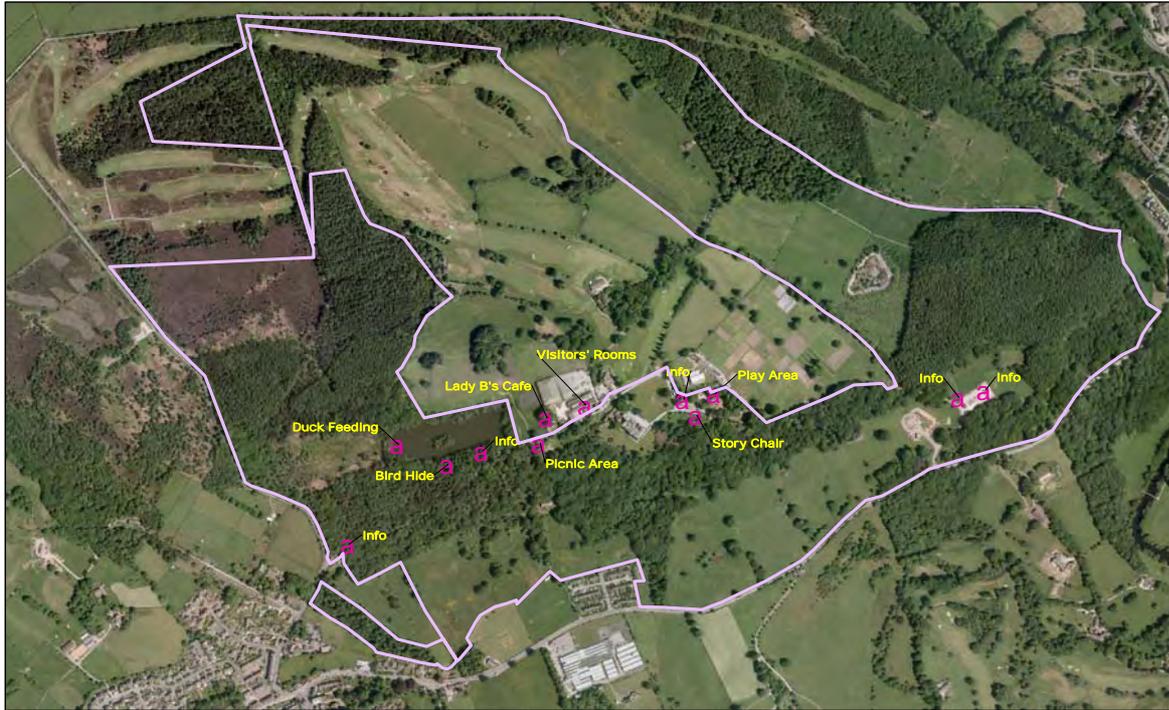
There are numerous springs along the valley side and small streams that gather at

Coppice bog and lake. Landscape design in the 18th and 19th centuries and municipal water supply in the late 19thC utilised and adapted these water features. The estate's water supply remains springs fed.

Woodland, grassland, heather moor and water habitats are all represented on the estate each supporting a wide variety of floral and fauna. However, there is a long history of management intervention on the estate and much of the habitat is altered. The woodland, for example, is predominantly 18th, 19th and 20thC plantation that introduced many non-typical trees and shrub species. The grassland is improved and areas of heather have been lost to reforestation. As a consequence of these "improvements" and migration of invasive species, such as, grey squirrel and Himalayan balsam, the task of recovering and preserving the typical natural features is considerable.

A full list of Birds and Mammals can be found on the Friends of St. Ives Website (Wildlife), (Birds of St. Ives 1, 2). <http://www.friendsofstives.org.uk>

Map 3. Visitor Facilities: Information Points, Car Parking, Play Area, Story Chair, Visitor Rooms, Bird Hide, Duck Feeding Platform, Lady Blantyre's Rock (8), Picnic Areas (9), Lady B's Cafe (10).

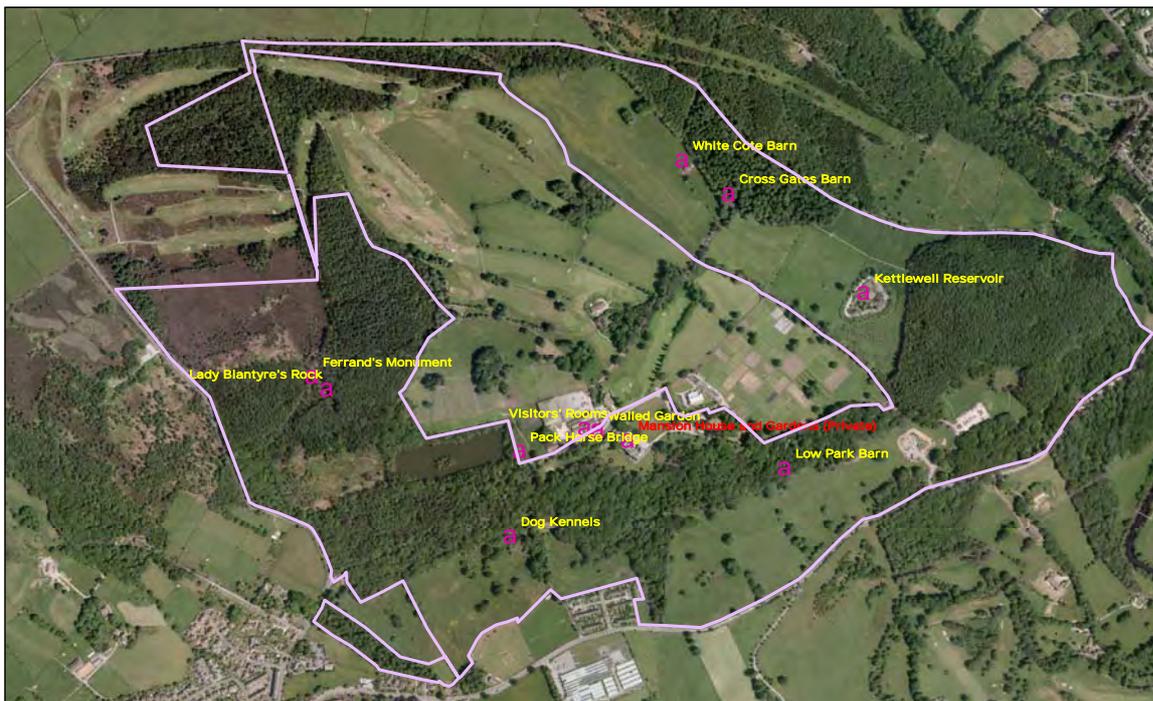


■ 1:9,000

Map 3, Visitor Facilities



Map 4: Heritage



■ 1:9,000

Map 4, Heritage



Map 5, Natural History



■ 1:9,000

Map 5, Natural History

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Map 6, Trails:



Primary Trails
 Footpaths (Green)
 Bridleways (Purple)

■ 1:9,000

Map 6, Primary Trails

City of Bradford MDC
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Key Facilities

Car Parking: car parking is distributed around the central area of the estate. In 2010/11 a surfaced route from the Low Park CP to the Play Area was completed to encourage greater use of this car park. Low Park CP has a dedicated area for equestrians using the Calder Aire Link.

Information Points and Signage: information boards are present at Keighley Road, Low Park and Play Area car parks. Rights of way and trail signage was mostly renewed during 2011/12.

Toilets: public toilets, including disabled toilets are provided at the Play Area (opening times below) these are supplemented with chemical toilets during periods when the water supply fails.

Play Area and Story Chair: the largest play area in the district with equipment for all abilities and ages up to 14. The water feature is unfortunately out of commission due to ongoing water supply issues. The story chair opposite the play area has been popular with school parties.

Lady B's Cafe: a very popular and welcoming cafe with a 4 star food hygiene rating. Opening times: Mon-Fri 9:30 – 3:00, Sat-Sun 10:30- 4:00. Dogs welcome.

Picnic Areas: located in the former Mansion House gardens opposite Lady B's, grassed area and picnic tables.

Walled Garden: on loan from Elder Homes Group and created by the Friends of St Ives and under construction during 2011. It is hoped that public opening will begin in 2012. Opening times are under review but it is anticipated that the gates will be open when the visitor room is open or the Friends carry out maintenance. Wrought Iron gates are planned to enable the gardens to be visible throughout the year.

Visitor Rooms: rooms in the Coach House have been converted by FOSI to provide a small meeting space and information centre based around a 19thC range. The rooms will be open at least 2 days a week and the Friends intend to provide cooking demonstrations on the now fully operational range.

Bird Hide and Garden: the area visible from the hide will be transformed into woodland garden with a greater range of shrubs and plants capable of providing naturally occurring food to reduce the amount of bird feed and provide a more interesting viewing experience.

Duck Feeding Platform: a safe area to feed water fowl away from anglers.

Private Facilities and Features

One of the distinguishing features of St Ives is that the historic grounds have mixed public and private access and use. Since the estate was purchased by Bingley UDC in 1927 parcels of land and buildings have been leased with the result that today estate is also home to a number of private clubs, businesses and residents:

Bingley St Ives Golf Club: private golf with pay to play open to non-members.

<http://www.bingleystivesgc.co.uk/>

St Ives Equestrian Centre: private DIY-livery: No website, contact: 01274 561893

Bingley Anglers: fishing rights to Coppice Pond:

<http://www.bingleyanglingclub.co.uk/>

Aire Valley Archers: members archery club:

<http://www.aire-valley-archers.co.uk>

Bingley Riding for the Disabled: provide riding for disabled members:

<http://www.rda.org.uk/rda-near-you/locations>, Contact: 0845 450 6830

Sports Turf Research Institute: sports and recreation grass research, development and training: <http://www.stri.co.uk/>

Elder Homes Group: residential care for young adults with disabilities:

<http://www.elderhomes.co.uk/elder-stives.html>

Events and Activity

As well as being open to the public for informal active recreation, St Ives is also the venue for a range of public events and activities hosted by several organisations for both club members and the general public. Further information can be found on the front page at <http://www.bradforddistrictparks.org/>.

FOSI: runs an annual programme of walks and events around wildlife and heritage and with the opening of the walled garden and visitor rooms (opening 2012) are now able to add practical demonstrations that show how a 19thC kitchen and walled garden worked. Further details at <http://www.friendsofstives.org.uk/index.php>.

Forest Schools: the estates woodlands have become a favourite spot for Forest Schools where children can experience outdoor play and education away from the formal setting of the classroom. Children are encouraged to build dens, climb trees, build camp fires and cook. Further information about courses and local practitioners contact Bradford Community Environment Project http://www.bcep.org.uk/programmes_forest.

Car Boots and Fairs: Elder Homes Group organise several car boot and craft fairs throughout the year to raise funds for the provision of trips and activities for the residential adults. Details tend to be posted on site or contact: <http://www.elderhomes.co.uk/elder-stives.html>

The Equestrian Centre, Golf, Angling and Archery clubs all host events.

Management Challenges and Opportunities

There are a number of emergent factors that will create challenges for estate management.

Increasing visitor numbers

Four interdependent factors will combine to drive an increase in visitor numbers at St Ives up to 2050: population growth, levels of disposable income, climate change, peak oil and success.

Success may be the easiest to explain: where the site is managed well and continues to provide facilities and features that meet people's expectations for a country park estate then people will continue to visit the site. Reputation and word of mouth ensure that people will continue drive through the gates.

Population growth will have an impact on all service provision up to 2050. In Bradford District the local population is forecast to increase by 25% some 100,000 people. Household disposable income during the current economic conditions, in the short term at least, can be expected to reduce the amount spent on holidays and leisure. One impact of this, described as the "staycation", is a trend towards finding free or cheap leisure activities and days out in preference to longer car trips and possibly even annual holidays.

Climate change and "peak oil" will also have an impact as people choose to reduce their "carbon footprint" and go local. Similarly, there is mounting evidence that fuel prices are being driven upwards by a global increase in demand for oil whilst exploitable reserves are increasingly constrained by availability. The resulting high fuel prices is another factor in driving the "staycation".

Expectations

Visitor destinations that provide high quality facilities and features help to raise visitor expectations – the addition of a surfaced path creates an expectation that more if not all paths should be surfaced. Visitors for several generations may have been happy with a simple stroll round coppice pond but there is growing demand for more energetic and exciting pursuits such as mountain biking, hacks, night time orienteering and even aerial assault courses. A growth in requirements for refreshments, toilets, bike washes, improved car parking and management inputs naturally follow.

Economics and Finance

In the short term, economic downturn has impacted on disposable household incomes and also the financial resources of the Council. The provision of parks is a discretionary Council activity and for this reason expenditure and budgets are not protected and have and will continue to bear a share of any reduced finances. Making up any short-fall through charging customers is problematic and requires innovative thinking to create revenue streams and find capital funding without putting in jeopardy the essentially free nature of public greenspace provision at St Ives

Climate Change

Natural or semi natural landscapes such as parks and country estates will be impacted by climate change in many, often unexpected ways. Changes to temperature and rainfall will effectively change the geographic range within which natural organisms are viable, current evidence (references) points to the viable range of many native species moving northwards, this may mean a loss of some species and the introduction of new ones. The consequences of this are unknown, although, it is evident that large organisms such as

trees only evolve and move over great expanses of time whilst many pathogenic organisms are able to evolve and take advantage of new conditions rapidly. *Phytophthora ramorum*, for example, will most likely result in the loss of both the rhododendron and larch on the estate – two features that have defined the post 1945 estate. Succession strategies are likely to involve species chosen from southern Europe.

How St Ives caters for increasing numbers with higher and divergent needs against a backdrop of tightening resources and a changing landscape will be a major test of parks management. However, there are also opportunities.

Increased visitor numbers represent an opportunity to create revenue streams – the challenge is to access revenue streams where people are happy to pay (discretionary expenditure: cafe, gift shop, activities) and to avoid punitive charging (admission fees, car parking, toilet charges) or realising the value of assets (sustainable forestry).

Community participation that informs management and increasingly is involved in the production of the facility is an evolving delivery model. The Friends of St Ives began life as powerful advocates for the retention of St Ives as a public park. However, FOSI have developed their role as they pioneered partnership working with Parks management to deliver projects (Playarea and visitor rooms) and also rolled up their sleeves and have become “hands-on” by putting on events and in managing and maintaining features such as the walled garden. Other groups such as, Bingley Riding for the Disabled, Forest Schools and Single Traction (mountain bike routes).are increasingly getting involved in creating both the public offer and the infrastructure at St Ives.

Meeting Our Objectives

1. A Welcoming Place

Leave only footprints, take only photographs.

All visitors are welcome and people of all abilities and fitness levels will find an opportunity to experience woodland and lakeside walks. Visitors are encouraged to act responsibly and take responsibility for their park. Map 2 shows the location of various information points.

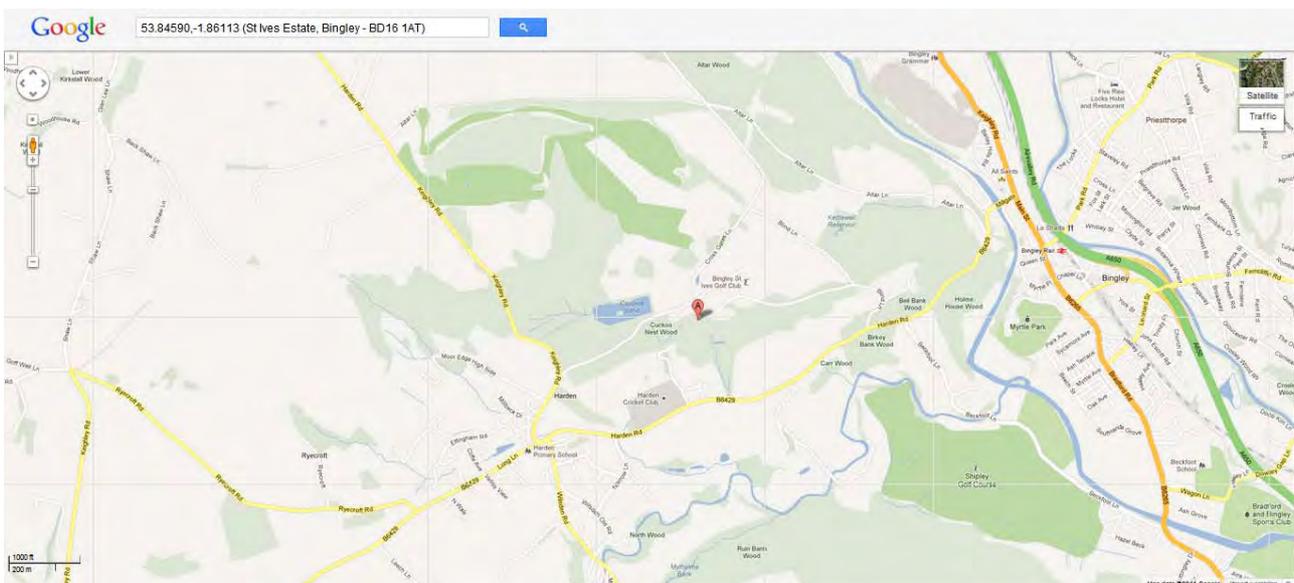
There are no gates at St Ives, the estate is open 24 hours a day for business and responsible, legal outdoor activity. In practice most activity occurs during day light hours but night time orienteering, running and MTBers have been known to put on head torches and go for it. Similarly the early riser will find no better place in the District to watch the sun come up and many keen dog walkers are here to greet the dawn. FOSI have organised dawn chorus walks and bat watching evenings.

During 2012 the Friends of St Ives "Visitors Rooms" will be open and staffed for at least two days per week for the first 12 months. FOSI volunteers will open the rooms on at least one day per weekend between 10:00 and 16:00 and a member of Council staff will open the rooms on Wednesday between 10:00 and 16:00.

Toilets

Basic public toilets including a disability toilet are provided at the Play Area car park. Toilets are generally open between 9:00 and 16:00, with extended evening opening during the summer.

Location, Getting Here and Accessibility



By Road:

From Bingley:

Leave Bingley on the B6265. Turn left onto the B6429 (Millgate) leading to Harden Road. Turn right onto Blind Lane.

By Public Transport:

Nearest train station: Bingley Railway Station
Nearest bus station: Bingley Bus Station

2. Healthy, Safe and Secure

The visitor to a country park accepts a level of provision and responsibility different to a formal city park: parts of the estate are only accessible to able and reasonably fit folk wearing sturdy footwear and some parts of the estate are surprisingly remote with an maximum elevation of 882 feet – this is the kind of high ground where weather can sometimes provide a few surprises during winter.

The visitor will find that the majority of the paths are surfaced and several around Betty's Wood and Coppice Pond are flat and easy going. The Low Park – Play Area link path completed in 2011 was added to provide a safe route away from the main drive.

Site Risk Assessment and the Consultants Risk Assessment see appendix.

Bye-laws and enforcement

The emphasis at St Ives is to create a welcoming place for informal outdoor recreation where visitors are encouraged to be responsible, some anti-social behaviour is known to occur. This can range from litter, dog fouling to theft and vandalism.

Byelaws for Pleasure Grounds, Public Walks and Open Spaces in Bradford District includes the St Ives estate. These bye-laws were made under Section 164 of the Public Health Act 1875, Section 15 of the Open Spaces Act 1906 and Sections 12 and 15 of the Open Spaces Act 1906. The bye-laws set out clearly for visitors what is and is not permitted within the estate. A copy is available for download from Bradford parks website. (<http://www.bradforddistrictparks.org/sites/parks.php>).

From 1 January 2011, a new Dog Control Order came in to force. The new order applies anti-dog fouling rules to all the land within the City of Bradford Metropolitan District to which the public have access. Park Rangers can now issue fines of £80.00 or refer the issue to magistrates court where fines of £1,000 may be incurred.

Parks staff whilst on site working or in the visitor rooms are able to advise members of the public about acceptable behaviour and constraints. Neighbourhood Wardens on foot and motorbike regularly patrol the park. There are good links with West Yorkshire Police's Neighbourhood Police Team for Bingley Rural (<http://www.westyorkshire.police.uk/npt/area.asp?id=175>) who regularly patrol the estate and attend Friends of St Ives meetings.

3. Well Maintained and Clean

Site maintenance rests on a regular programme of routine works (see Delivery Plan), ad hoc repairs and projects. Routine works, such as, grass cutting, sweeping etc are carried out according to the programme agreed between the Area Manager (Shipley) and the Tree and Woodland Manager. In addition weekly inspections by staff on site usually identify maintenance issues and report these to the Assistant Tree and Woodland Manager who will raise a work order. The Friends of St Ives, estate businesses and members of the public are able to report problems directly to Parks contacts or via CBMDC's customer service number 01274 431000. Leisure Services also commissions an annual risk assessment of all major sites which also finds additional maintenance and repair issues.

Responsibility for the repair and maintenance of leased property within the estate rests with the lessee. Generally, these do not affect the public who use the estate and property is maintained to a good standard. There are provisions within the lease agreements that enable the Council as landlord to address maintenance issues with the lessee.

4. Sustainability

Sustainability is central to the management ethos at St Ives. The majority of the publicly accessible site is sustainably managed woodland or grassland. Woodland management is guided by the Council's Woodland Strategy and aims to meet United Kingdom Woodland Assurance Standards (UKWAS) through the use of Forestry Commission approved and funded plans. Tree and woodland management aims to secure Forestry Stewardship Council certification. Grassland is managed without chemicals using mechanical and natural techniques and fertiliser to control quality. As the bird hide woodland garden matures the requirement for imported bird food is expected to diminish.

Green Waste

All green waste arising from operations is either recycled on site (windrows, habitat piles and chipping) or is recycled off site (Peel Park) as timber, firewood or woodchip mulch. A portion of dead timber is left in-situ, either standing or fallen, for nature conservation and habitat.

Litter and non-green waste

Two recycle bins have now been installed on the estate for glass and cans. Other non sorted visitor waste is removed by CBMDC and fed in to the Council's waste stream. The Council's waste disposal strategy aims to improve recycling and increase energy capture.

Chemicals

The Council has adopted the Friends of the Earth Charter with regard to the use of chemicals. This means that as far as possible the Council only uses environmentally friendly chemicals and where possible alternative methods of control are considered. For example, Rhododendron eradication in the woodland areas has used a local horse logger to grub out bushes rather than cutting and then spraying to prevent regrowth. Any spraying that may be required is done by staff trained to the appropriate standard and holding the relevant spraying certificates. Where weed control is strictly necessary only Roundup Pro – Bactive is now approved.

Peat

The Estate currently avoids using peat or products containing peat. Plants purchased do not contain peat and are grown using alternative products.

5. Conservation and Heritage

The estate as a whole is the result of many centuries of human activity and contains many unique and important features. The Council's objective is to protect and conserve the natural and social heritage whilst recognising that business interests on the estate and the employment they support must also evolve and develop.

Several buildings are listed and the landscape on the Register of Parks & Gardens of Historic Interest in England. Conserving this natural and social history requires a number of different approaches that are shaped to a degree by the fragmentation of management responsibilities. Much of the land and most of the historically important buildings are now effectively owned and managed by private business interests. The Council does not have direct or close control over how these buildings are used and is to a degree dependent on the lessees commitment to meet their contractual and legal obligations in respect of repair, maintenance and development of their holdings.

A number of buildings in Council ownership (White Cote Barn, Cross Gates Barn, Low Park Barn and the Dog Kennels) are now semi-derelict. The dog kennels no longer serve a useful purpose and has been identified for private development. Low park Barn may have further agricultural use as conservation grazing in the adjacent fields develops but the remaining barns need to become the focus of viable projects or there is a good chance they will decay beyond repair.

High conservation values are attached to the management of the areas that remain in Council ownership, comprising woodland, coppice pond and bog, heather park and much of the grazing land. The overall objective is create and conserve flora and fauna that are typical of the area. Essentially, for woodland this requires the conversion of some conifer plantation back to natural broadleaved woods and the eradication of non-typical speices, such as, rhododendron that has spread from the 19th C gardens. Grassland is largely unimproved and undermanaged and offers the opportunity to increase biodiveristy through conservation or organic management. Coppice Bog is a SEGI and work continues to prevent encroachment. Similarly with Heather Park, encroaching woodland is being headed-back to maintain open moorland habitat.

6. Community Participation

An integral element of the Council's overall approach is to devolve decision making closer to the people affected and to engage communities and individuals in co-production and partnership working. This approach to some degree has been pioneered in estate management since the formation of the Friends of St Ives in the 1990s. FOSI has is a proactive community group that has successfully developed project ideas and worked closely with Leisure Services to ensure delivery.

Other community groups such as Bingley Riding for the Disabled Association, Forest Schools network, Bradford Environmental Education Service (BEES), Single Traction, Wilsden Wallers are also engaged in aspects of practical management and service delivery. For example, BEES undertake coppicing work that is important to biodiversity, Willsden Wallers have worked with BRDA to rebuild drystone walls on the estate.

Consultation on the management plan, woodland plan and specific projects is carried out through the 'Friends of' St.Ives Estate, User Surveys, Neighbourhood Area Committees, local organisations and businesses as with well as regional and national agencies, where appropriate.

7. Marketing

Since the development of the play area it has not been necessary to actively market the estate. St Ives benefits from loyal and regular visitors throughout the year and has attracted more out of district visitors from via “word of mouth” recommendations.

The offer of relaxed, informal out door play and recreation in a beautiful landscape with no entrance or parking fees has proved to be hugely popular. Historic surveys from 2003 showed over 301,220 people visited St Ives. During school holidays there are now frequent days when car parking capacity is exceeded.

The estate is passively marketed via an online presence on Council websites and Welcome to Yorkshire. Brown tourist destination signs are present in Bingley and on Harden Road.

The FOSI website provides a community window in to the estate and their activities as do those of the Golf, Angling and Archery Club sites (see above).

8. Management Arrangements

Although, the site physically retains much of its former homogeneity, stemming from its private ownership and manifest in a splendid estate boundary wall, day to day management of the estate resides amongst several bodies. Approximately 40% of the estate is leased to private concerns carrying out land based activity. The remaining publicly accessible areas are managed by Environment and Sport, Leisure Services.

Overall day to day management of the site is split between the Area Manager (Shipley), and the Tree and Woodland Manager. Area Management focus on horticultural operations in the formal public areas (picnic site and grass adjacent Play Area). The toilets remain the responsibility of Cleansing Services and the Play Area of Leisure Services Technical Team. Enforcement issues in respect of dog fouling and Parks Patrol are now the responsibility of Neighbourhood Services, again within Environment and Sport.

The visitor rooms and walled garden as they open during 2012 will be co-managed by FOSI and Leisure Services with FOSI expected to take on greater responsibility in future years.

Finance

Total spending on the estate and revenue generation does not accrue to a single budget or cost centre. Supplied services, such as, grass cutting, litter bins or toilets, play area maintenance, paths and signing are all met from different budget holders. Similarly, revenue streams from leasing or production go to different account holders. In 2010 St Ives did attain a nominal budget of £10,000 per annum.

Delivery Plan

Routine Inspection and Maintenance tasks (add in objectives met)

Task	Frequency	Period	Who	Comment	Main Objective
Grass Cutting Memorial Woodland				See	3
Grass Cutting Play Area					3
Low Park Mowing (behind Car Park)					3, 5
Low Park Mowing (leased grazing)	As required		tenant		3, 5
Mowing 20 acre field	1 to 2	July-Sept	contractor	Wildflower meadow is left until after seeding	5
Mowing Standing Grass B	1 to 2	July-Sept	Low Park tenant		5
Trim Willow dragon	1	Aug-Sept	T&W Team		3
Main Drive, Picnic Area and Play Area Bins and picking	Mon, Wed, Fri	Year Round	Area GM	Frequency lifted to cover BH and weekends during school holidays.	3
Remote Bins and site picking	weekly	Year Round	T&W Team		3
Surfaced path sweeping	Annually	November	T&W Team	After leaf fall	2, 3
Road Sweeping	Annually	November	Contractor	After leaf fall	2, 3
Cleaning down benches and information points	Annually	March	T&W Team	Before season starts	1, 2, 3
Drains and culverts	Annually	November	T&W Team	After leaf fall	2, 3
Arboricultural and silvicultural works	Annual	As required	T&W Team	Refer to woodland management plan	2, 3, 5
Enforcement	Weekly	As required	Neighbourhood Wardens	TBC 2012	2, 3

Management Tasks

Task	Frequency	Period	Who	Comment	Main Objective
Inspect Play Area	Monthly	Year Round	Technical Service		2, 3
Site Risk Assessment	Annual	Annual	Consultant		3
Tree Risk Assessment	Every 2 years	May-Sept	T&W Team		3
Review Management Plans	Annual	Dec	T&W Team		8
Review and refresh site information and marketing.	Annual	Nov	T&W Team		1,
Community Liaison	Monthly	Year Round	T&W Manager	Attend FOSI meetings.	6, 8
Accessibility Audit	Every 2 years		T&W Manager		1, 2

Projects

Project	Description	Who	When	Objectives
Cross Gates Barn Riding for the Disabled	Proposal to convert the barns to stables, class room and welfare facilities to support riding for the disabled and outdoor education and sport. Partners being actively sought.	BRDA, CBMDC,	2015	6, 5
White Cote Barn Restoration	Restore as a period barn with multi-use, such as, exhibition space, bunk barn, event hosting.	CBMDC	2015	5
Low Park Barn Restoration	Restore as a working field barn	CBMDC, Tenant	2013	5
Boundary Wall and Drystone Walls	Full survey and create a schedule of repairs	CMDBC	2015	5, 6
Bridleway Link	Upgrade link between heather park and Altar Lane through golf course to give a circular route for equestrians and cyclists	CBMDC BSIGC	2012	1, 6
MTB Technical Routes	Create a technical MTB track along the NE side of the estate to create a centre of gravity for MTB activity on the estate	CBMDC Single Traction Airedale Partnership	2014	1, 6
Rhododendron Eradication	Heading back spread of rhododendron to 19thC gardens.	CBMDC FC	2015	4, 5
Heather Park	Removal of encroaching trees and shrubs, upgrading paths.	CBMDC	2015	4, 5
Walled Garden	Complete planting and development	FOSI	2012	5, 6
Visitor Rooms	Complete refurbishment	FOSI CBMDC	2012	1, 2, 5, 6
Woodland Restoration	Implementation of first 5 year management plan.	CBMDC FC	2017	4, 5
Woodland Garden Restoration	Restore walks, water feature and planting schemes in romantic gardens to Mansion House			4, 5
Bird Garden	Create a wild garden with improved habitat and food sources for woodland birds.	CBMDC	2012	4, 5
Coppice Pond Planting	Reinforcement planting around coppice pond to counter rhododendron clearance and canada geese grazing.	CBMDC	2013	4, 5
Low Park Wildflower Meadow	Temporary car parking and bus terminus restored to wildflower meadow.	CBMDC, Tenant	2012	4, 5

Appendix 1, CBMDC Site Risk Assessment

RISK ASSESSMENT FORM

CONSEQUENCE	RISK RATING MATRIX	LIKELIHOOD			
		PROBABLE (A)	POSSIBLE (B)	REMOTE/UNLIKELY (C)	IMPROBABLE/NEGLIGIBLE (D)
Fatal injuries (4)	High (4A)	High (4B)	Medium (4C)	Low (4D)	
Major Injuries (3)	High (3A)	High (3B)	Medium (3C)	Low (3D)	
Minor Injuries (2)	Medium (2A)	Medium (2B)	Low (2C)	Low (2D)	
Negligible Injuries (1)	Low (1A)	Low (1B)	Low (1C)	Low (1D)	

St Ives Management Plan 2012-2015

Task/Equipment/Location:	ST IVES COUNTRYSIDE PARK, SIGNIFICANT HAZARDS.						
Service:	Tree and Woodlands	Depot:					
Assessor (Name/Title)	Bob Thorp	Signature	RTT	Date	01/01/2012	Review	01/01/2013

HAZARD	EFFECT (Include who will be effected if relevant)	RISK RATING	CONTROL (Reference to other documents, codes of practice, Department Rules, Divisional Rules etc. if relevant)	RESPONSIBILITY (preferably named individual or job title)	RESIDUAL RISK RATING
Trees with defects near targets	Potentially fatal injuries to people or significant damage to property	3C	Carry out Quantified Tree Risk Assessment annually and remove any significant hazards	T&W Manager	3D
Play Area Equipment	Injury to users from defective equipment or misuse	3C	Carry out monthly recorded inspection and repair or remove equipment as necessary. Park's staff carry out weekly walk through inspection.	Technical Manager	3D
Mixed Use Trails	Collision between equestrians, cyclists and pedestrians resulting in injury	3B	Routes signed for appropriate use	T&W Manager	3D
Old Estate Fencing, adjacent play area CP, Kettlewell Res., Low Park Ha Ha, old tennis courts.	Puncture wounds to people or animals playing in or around old estate fencing.	3B	Remove old fencing where it cannot be repaired or reinstated.	T&W Manager, tenant	3D
Kettlewell Reservoir (disused and drained)	Trips, puncture wounds, drowning.	2C	Maintain fencing and put up warning signs - check weekly	T&W Manager	2D
White Cote, Cross Gates and Low Park Barns	Impact or crush injuries	3C	Maintain fencing and warning signs – check weekly	T&W Manager	3D
Ponds and Bogs	Drowning, Wiels Disease,	3B	Maintain warning signs at Coppice pond and bog.	T&W Manager	3D

HAZARD	EFFECT (Include who will be effected if relevant)	RISK RATING	CONTROL (Reference to other documents, codes of practice, Department Rules, Divisional Rules etc. if relevant)	RESPONSIBILITY (preferably named individual or job title)	RESIDUAL RISK RATING
Estate Road	Impact and crush injuries	3B	Maintain, speed bumps, speed signs, road markings and passing places.	T&W Manager	3D
Golf Balls, Cross Gates Lane	Impact injuries to users of Cross Gates lane	3C	Maintain warning signs	Golf Club Manager	3D

Appendix 2, Wilby Site Risk Assessment

Site Address: St Ives Estate, Blind Lane, Bingley

Site Description:
Public Park with children's playground (swings, roundabout etc), grassed and landscaped areas, mature trees, waste bins, seating, pathways, roadway, car parks, pond, bird watching lodge, fences

Assessor: Trevor Fuller **Date:** 21/10/11 **Persons at Risk:** Public

Feature	Hazards	Control Measures	Comments	Risk Rating
Benches	Trips, falls, collapse, overturning, torn clothing	Fixed to floor		Tolerable
Play area (swings, roundabout etc)	Slips, trips and falls, dog fouling play area,	Soft ground covering, regular patrol by Park Ranger (records kept), cleaned at least weekly (informal reporting procedure in place), fence around perimeter of small children's area, 'rules' and dogs sign on gates, inspections by Play Officer and annual engineer's inspection to British Standards, recorded quarterly inspection	Woodchip worn in places (1)	Moderate
Grassed/landscape areas	Accumulation of waste, vermin, broken glass	Regular maintenance and rubbish removal, recorded quarterly inspection		Tolerable
Trees	Falling branches, diseased trees, overhanging branches	Regular maintenance and annual inspection by tree surgeon		Tolerable
Pathways	Slips, trips and falls	Maintenance, removal of rubbish		Tolerable
Waste bins	Vermin, trips	Regular waste removal – at least twice weekly		Tolerable
Pond	Slips, trips and falls, drowning	Regular patrol by Park Ranger (records kept), regular maintenance and rubbish removal (informal reporting procedure in place), recorded quarterly inspection, shallow water, signage		Tolerable

Steps	Slips, trips and falls	Inspection, maintenance	The small steps to the lake from the road are poor (2),	Moderate
Roads	Collision between cars and pedestrians, impact with buildings etc.	Some signage, maintenance/inspections	Some potholes apparent (eg near stables and end of bridge (3), additional signage/lines required at junction near to stables (eg – Slow – concealed entrance), additional signage required for speed limits throughout estate (4)	Moderate
Users	Unsociable behaviour, discarded sharps, needles, syringes	Daily patrols by Park Ranger, signage near main entrance stating 'rules' and contact numbers		Tolerable
Dog waste	Disease, fouling of clothing	Signage	Dedicated dog waste bins were not seen, waste must be placed in ordinary bins	Tolerable
Fencing	Trips, falls, cuts, torn clothing	Inspection/maintenance	Fencing adjacent to Turf Research Institute poor (5)	Moderate
Car Parking areas	Collision between cars and pedestrians,	Marked bays, signage, maintenance/inspections	Signage obscured in lower car park (6)	Moderate

Action Plan

	Guidance	Action to be implemented	Target Date	Responsibility	Completed (Sign/Date)
1	Play area should be maintained in good condition	Repair/maintain as necessary	6 Months	Park Manager	
2	Steps should be maintained in good condition	Repair/maintain as necessary	6 Months	Park Manager	
3	Road surfaces should be maintained in good condition	Repair/maintain as necessary	6 Months	Park Manager	
4	Sufficient signage and road markings should be provided	Install/maintain as necessary	3 Months	Park Manager	
5	Fencing should be maintained in good condition	Repair/maintain as necessary	3 Months	Park Manager	

6	Car parking areas should be maintained in good condition	Cut back bushes etc. and maintain as necessary	3 Months	Park Manager	
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