

Town Clerk

From: Town Clerk [town.clerk@ilminster.gov.uk]
Sent: 22 October 2013 12:22
To: 'Nick Perrett'
Cc: Carol Goodall
Subject: consultation event

(31)

Hi Nick,

I have been asked if it would be possible at the consultation event to have a blank board / sheet of paper so people can make new or additional suggestions and comments?

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149



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Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG

Town Clerk

From: Town Clerk [town.clerk@ilminster.gov.uk]
Sent: 22 October 2013 11:54
To: 'Nick Perrett'; 'Rachael Fenton'; 'Emma Jane'; Carol Goodall
Cc: 'admin@ilminster.gov.uk'
Subject: Rec Review Council Meeting

(32)

We are still having trouble booking a venue for the full Council meeting. Please could you let me have your availability for week commencing 7 January (I know that 9th January is not an option)

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149



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Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG

Town Clerk

(33)

From: Town Clerk [town.clerk@ilminster.gov.uk]
Sent: 22 October 2013 11:27
To: 'Nick Perrett'
Subject: FW: IEF & Alcohol

Hi Nick,

You may find these email correspondence useful as well

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149



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Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG

From: [\[REDACTED\]](#)
Sent: 22 February 2013 19:20
To: Town Clerk
Subject: Re: IEF & Alcohol

Dear Joy,

Thank you for your email. As you say there is no such condition in the lease and whilst it may be a condition applied to school premises by SCC it is not one which the Trustees are obliged to impose.

Yours sincerely,

Edward

From: [Town Clerk](#)
Sent: Friday, February 22, 2013 11:44 AM
To: 'Edward Wells'
Cc: Carol.Goodall@southsomerset.gov.uk
Subject: IEF & Alcohol

I'm hoping that I can pick your brains. We (the Town Council) are currently undertaking a review of our Open Spaces, how they are used, how they need to be maintained etc. During the course of conversation it was mentioned that no alcohol was allowed on IEF land - I'm not sure if the reference

was to selling or drinking alcohol. I've had a quick look at the lease and can't see any mention of either selling or consuming alcohol. I am hoping that you may have knowledge and information about this as it would be useful to know if there are any restrictions as this could affect suggestions for pitch layout etc.

Thank you

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149



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Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG

Town Clerk

From: Town Clerk [town.clerk@ilminster.gov.uk]
Sent: 22 October 2013 11:26
To: 'Nick Perrett'
Subject: RE: Ilminster Recreation Ground Reviewminste
Attachments: ief lease.pdf

(34)

Hi Nick,

Attached is a copy of the lease concerning the IEF land,. I am not a solicitor but I have read the lease several times and I can't see any conflict between the consultation plans and the lease, it would be worth you reading it and checking yourself - I will be interested to know your view

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149

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Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG

-----Original Message-----

From: Nick Perrett [mailto:nick@redbaydesign.com]
Sent: 22 October 2013 09:59
To: Town Clerk
Subject: FW: Ilminster Recreation Ground Reviewminste

Joy,

For information please see recent correspondence between myself and Stuart Sheppard.

It would be useful to have the exact deeds of land ownership re the IEFT. I believe from the last meeting there may be two plans showing different areas?

Kind regards

Nick Perrett CMLI Dip-LA BA(Hons)
Chartered Landscape Architect

red bay design Landscape Consultants
Studio Five, Cockington Court, Torquay, Devon, TQ2 6XA Telephone: 01803 605 735 Mobile:
07867557087

www.redbaydesign.com

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-----Original Message-----

From: Stuart Shepherd [mailto:stuart@shrubberyhotel.co.uk]
Sent: 22 October 2013 09:41
To: Redbay Design
Subject: RE: Ilminster Recreation Ground Reviewminste

Dear Nick,

Thank you for your reply.

I met with the Ilminster Education Foundation yesterday; they had copies of your plans. They will express their concerns to Joy, mainly about their land.

On the three points you have made, I have the following comments:

1. The middle of the recreation ground, whether we like it or not is very much a hub. It is not attractive at the moment but could be with minimal investment. I do not understand the reasoning of the groundsmen. The access from the Mead to their sheds can be widened, they are in the middle of the whole area of grass, why be hidden away!

2. The Football club is only a wish to get improved (needed) changing facilities. A move to Brittens Field will not get the public following. The majority of those playing organised sport wish to stay where they are. A move to Brittens Field would split the social facility, and as a consequence will result in both clubs losing income (needed to run both clubs) By pursuing the Brittens Field option there is a danger that the planners, public, and other interested parties will cause delay or put a stop to the development. In which case an alternative is essential to make sure the project moves forward.

Incidentally, it is highly unlikely that the IEF will allow any building on their land, but they will tell Joy. The cricket club as you are aware wish to remain where they are and continue sharing the social area.

3. The removal of the development along the middle of the recreation ground would be detrimental to the town .Remembering is not only a park but also a community recreation ground. I of course have strong objections to the removal of the middle of the facilities in the middle of the recreation ground; however I agree that there is work to be done to improve the area.

I look forward to the public consultaion.

Regards

Stuart Shepherd

-----Original Message-----

From: Redbay Design [mailto:landscape@redbaydesign.com]
Sent: 22 October 2013 08:21
To: Stuart Shepherd
Subject: RE: Ilminster Recreation Ground Review

Dear Stuart

Thank you for your email and apologies for a delayed reply. We have been very busy this last few weeks.

I take your comments on board and it may be that we have an alternative at a later date. For the public consultation though we will run with what was agreed at the last OSG meeting. This does allow for a rebuilt social club not far from its current location in the centre of the Recreation Ground.

I believe there needs to be a clear direction going into the consultation event, and as discussed at the meeting there are very good reasons for promoting the framework as currently drawn up.

These are:

- 1) The Wish of the Groundsman to move their base. They have trouble with deliveries and the ground around the sheds are prone to ponding in the winter. It also does not make sense to have that type of facility in the middle of the Park in terms of its visual amenity.
- 2) The wish of the Football club to expand and improve their facilities this would be difficult within the Rec Ground with a move to Britten Field, in an area that is tucked out of the way close to other development with good access to Parking and the Public Highway, seen a good option to pursue at this stage.
- 3) Concentrating Cricket on the Recreation Ground would fit well with the Parkland character of the Park, with the removal of most of the development along the central axis.

For the above reasons I hope you understand why the current scheme is being put forward to this time.

Kind regards

Nick Perrett CMLI Dip-LA BA(Hons)
Chartered Landscape Architect

redbay design Landscape Consultants
Studio Five, Cockington Court, Torquay, Devon, TQ2 6XA Telephone: 01803 605 735 Mobile:
07867557087

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-----Original Message-----

From: Stuart Shepherd [mailto:stuart@shrubberyhotel.co.uk]
Sent: 16 October 2013 15:14
To: landscape@redbaydesign.co.uk
Subject: Ilminster Recreation Ground Review

Attention Nick Perrott

Dear Nick,

Following our meeting last evening I felt I ought add a few points to comments made by both myself, and members of the cricket and football clubs.

The misunderstanding is mainly by the Chairman thinking that we do not talk together.
Firstly that is not true; our only differences are about the siting of their changing rooms.
It has always been accepted that the football club need new changing rooms (Linda Pincombe of south Somerset DC and in fact all of the sporting fraternity agreed) My points are as follows
1. Should any development in Brittens Field fail to get permission, or support from the community,then a second plan should be considered.

2. Many of your schemes have a great deal of merit, and will i am sure will improve the area.
3. As well as having the various sports fields spread across the area (I dont think it is a real debate about where the different football pitches are placed) 4. The hub of the current use

for both cricket and football clubs is in the run down area in the middle of the recreation ground.

5. At least if you could put the prospect of changing rooms and social area as an alternative to Brittens field in the area currently looking run down 6. This may be contrary to the Chairman's point, but I would hope that to move anything forward We ought to give the alternative.

7.i have talked to Clive Moore of the Football Club, and he agrees that we must not fall between two issues. At least we both think that there must be an alternative.

8. I am not sure where you thought the middle of the recreation ground flooded. Over the last 25 years of development in Ilminster various streams and drains have either filled in or blocked.

The main flooding areas are to the North of the current Main football pitch, and at the Northern side of BrittensField.

9 The final point I would like to make .. All the services are in the middle area, any development in Brittens Field would require new services .

As you can see i have strong feelings about this Review, however, i firmly believe in the debate That will be inevitable after the public consultation.

I am on the opposite side to Carol Goodall, she did not ask me to be a on the Review Group as a Councillor, but as president of the Cricket I shall continue to represent the feelings of many users of the whole recreation area ; particularly after 60 years of schooling, and in business in the town.!!

don't envy your task and good luck

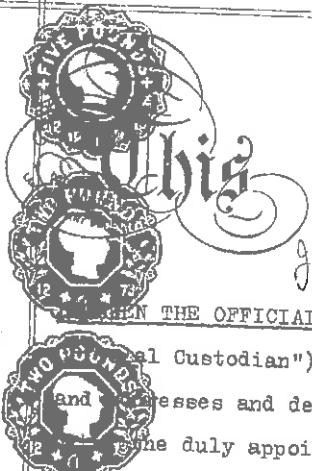
Regards

Stuart Shepherd

Sent from my iPad=

(K.F)

PRODUCED  FINANCE
ACT. 1931
29-1-73 70474
INLAND REVENUE



LEASE is made the Ninth day of

January

One Thousand Nine Hundred and Seventy-Three

IN THE OFFICIAL CUSTODIAN FOR CHARITIES (hereinafter called "the
Official Custodian") of the first part the SEVERAL PERSONS whose names
and addresses and descriptions are set out in the First Schedule hereto
the duly appointed Trustees of the Charity known as The Ilminster
Educational Foundation in the Ancient Parish of Ilminster in the County
of Somerset whose offices are situate at Number 20 Silver Street
Ilminster aforesaid (hereinafter called "the Trustees") of the second
part and THE ILMINSTER URBAN DISTRICT COUNCIL of North Street Ilminster
aforesaid (hereinafter called "the Council") of the third part

WHEREAS:-

1. The Trustees are the owners in respect of the fee simple of the
premises hereinafter described and intended to be hereby demised upon
Charitable Trusts for Educational purposes and it has been agreed that
the Trustees shall demise the said premises to the Council subject to
the terms and upon the conditions and stipulations hereinafter
contained

2. These presents are intended to be executed by such of the Trustees
as have been authorised under Section 34 of the Charities Act 1960 in
manner hereinafter recited

3. At a duly authorised meeting of the Trustees held on the
Seventh day of November One Thousand Nine Hundred
and Seventy-Two it was resolved that three Trustees be authorised to
execute this Lease in the name and on behalf of the Trustees

NOW THIS DEED WITNESSES as follows:-

1. In consideration of the rent hereinafter reserved and of the
covenants on the part of the Council hereinafter contained the Trustees
under the Authority of An Order of the Secretary of State for Education
and Science endorsed hereon and in the name and on behalf of the
Official Custodian for Charities HEREBY DEMISE and the Trustees HEREBY
DEMISE unto the Council ALL THOSE pieces of land situate near Wharf Lane
in the Parish of Ilminster in the County of Somerset containing some
7.010 acres (be the same more or less) comprising part O.S. Number 30a
and O.S. Numbers 46 30 and 28 All Which said land is for the purpose of
identification only delineated on the plan annexed hereto and thereon
edged red Together With the right of way over Wharf Lane granted by an
Indenture dated the First day of March One Thousand Nine Hundred and

28/1

Twenty-One by James Ratley Paul to the Governors of The Ilminster Endowed Schools TO HOLD the same unto the Council from the First day of September One Thousand Nine Hundred and Seventy-Two for a term of Thirty-Nine years determinable nevertheless as hereinafter mentioned paying therefor during the said term the following rents:-

(a) During the first nine years the annual rental of One Hundred and Fifty Pounds per annum to be paid by half yearly instalments the first of such instalments (together with an apportioned amount in respect of the month of September One Thousand Nine Hundred and Seventy-Two) to be due and to be made on the signing of this Lease and thereafter further half yearly instalments on the First day of April and the First day of October in every year

(b) For the next ten years and for each successive period of ten years thereafter such rent as shall be agreed between the Trustees and the Council or determined as hereinafter provided to be the current market rental value of the demised premises at that time

2. The Council hereby covenants with the Trustees and as a separate covenant with the Official Custodian for Charities as follows:-

(a) To pay the reserved rent at the times and in manner aforesaid

(b) To bear pay and discharge all existing and future rates taxes assessments duties impositions and outgoings whatsoever of an annual or other regularly recurring nature imposed or charged upon the demised premises or upon the owner or occupier in respect thereof or payable by either in respect thereof

(c) To keep the demised premises and all additions thereto and the boundary fences and the pavilion and sanitary water apparatus therein and the tennis/netball courts and surrounds in tenantable repair throughout the term and to yield up the same with the fixtures and fittings or the fixtures and fittings substituted therefor in such repair as aforesaid at the determination of the tenancy

(d) To insure the pavilion and equipment therein on the demised premises at all times throughout the tenancy in the joint names of the Trustees and the Council from loss or damage by fire flood and other risks and special perils normally insured under a comprehensive policy on property of the same nature as the demised premises in some Insurance Office or with underwriters to be approved by the Trustees which approval shall not be unreasonably withheld in a sum equal to the full insurable value thereof from time to time throughout the said term and to make all payments necessary for the above purpose within seven days after the same shall respectively become due and to produce to the Trustees or their Agents on demand the Policy or Policies of such

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insurance and the receipt for each such payment and subject as hereinafter mentioned to cause all monies received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the said pavilion or any part thereof in respect of which such monies shall have become payable or have been received to the satisfaction in all respects of the Surveyor for the time being of the Trustees PROVIDED ALWAYS (1) that if the rebuilding or reinstatement of the pavilion or any part thereof shall be frustrated or the Council shall decide not to rebuild or reinstate all such insurance monies (other than the aforesaid) relating to the pavilion or part in respect of which the frustration occurs shall be apportioned equally between the Trustees and the Council and (2) that if the Council shall at any time fail to keep the pavilion insured as aforesaid the Trustees may do all things necessary to effect and maintain such insurance and any monies expended by them for that purpose shall be repayable by the Council on demand and be recoverable forthwith by action And Provided further that in the event that the pavilion is not reinstated and fit for use within Two years of damage or destruction occurring the Council shall have the option to terminate this lease upon giving three months notice in writing to the Trustees of their intention so to do whereupon the Trustees shall not be entitled to dilapidations or any claim whatsoever for breach of covenant

3. To permit the Trustees and their duly authorised Agents Surveyors and others at all reasonable times (upon previous written notice) to enter upon and view the state and condition of the said pavilion fixtures and fittings or the actual user thereof and within three months after the Trustees or the Trustees Agent or Surveyor shall have given to the Council any notice in writing of any defects decays or wants of reparation found there-upon in accordance with the covenants hereinbefore contained to repair and make good the same in a good and tenantable manner

4. Not to assign demise underlet or otherwise part with possession of the whole of the demised premises or any part thereof without the consent of the Trustees first obtained such consent not to be unreasonably withheld

5. To give notice forthwith to the Trustees of any notice order or proposal for a notice or order received by the Council under the Town and Country Planning Acts and if so required by the Trustees to produce the same and at the request and cost of the Trustees to make or join in making such objection or representations in respect of any such proposal as the Trustees may require

6. To comply at their own cost with any notice or order served on the

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Council under the provisions of the Town and Country Planning Acts save to the extent that and for so long as in view of any steps taken to dispute such notice or order it is not necessary to comply with the same and to keep the Trustees effectively indemnified against all actions proceedings damages penalties costs charges claims and demands in respect thereof

7. To comply with all the requirements Bye Laws and regulations of any public or local authority affecting the demised premises or the Council's occupation thereof or the business carried on there (save if steps are taken to dispute the same to the extent that for so long as in view of such steps it is not necessary to comply with the same) and further not to do or suffer to be done upon the demised premises anything which may be or become a nuisance to the Trustees or the occupiers of any neighbouring or adjoining property PROVIDED THAT the use of the demised premises as playing fields and the continued use of the drainage system of the Pavilion in its present condition shall not be deemed or construed as a breach of these conditions

8. To pay to the Trustees all costs and expenses which may be incurred by the Trustees in or in contemplation of any proceedings under Section 146 and 147 of the Law of Property Act 1925 notwithstanding that forfeiture may be avoided otherwise than by relief granted by the Court

9. If the Council shall desire to determine the term hereby granted at the expiration of the Ninth Twentieth or Thirtieth years thereof and shall give to the Trustees Twelve months previous notice in writing of such their desire and shall up to the time of such determination pay the rent and perform and observe the covenants on the Council's part hereinbefore reserved and contained then immediately on the expiration of such Ninth Twentieth or Thirtieth years as the case may be the present demise and everything herein contained shall cease and be void but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of covenant

10. Upon the occasion of the rent being reviewed at the end of the Ninth Twentieth and Thirtieth years hereinbefore mentioned the annual rent which shall be paid for the said next following period of Ten years after each such review shall be determined in accordance with the following formula that is to say such rent shall be the rent (but not less than the rent paid in the Nine and Ten year period immediately preceding the said review of rent) at which the demised premises might reasonably be expected to be let in the open market by a willing landlord by a lease for a term of years equivalent to such Nine or Ten year period

as aforesaid with vacant possession on the same terms and subject to the same incidents in all other respects as this present demise and upon the supposition (if not a fact) that the Council had complied with all the repairing covenants herein imposed on the Council but so that the demised premises shall be regarded as being in the condition which they are now in as evidenced by the Schedule of Conditions attached to this lease and no account shall be taken in assessing a revised rent of adaptations additions or improvements carried out by the Council PROVIDED that if no agreement is reached between the parties by the penultimate quarter day prior to the commencement of such Ten years period as aforesaid as to the rent at which the demised premises might reasonably be expected to be let in the open market on the basis hereinbefore described then the question shall be referred to the decision of a single arbitrator to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force PROVIDED further that until such new rent shall have been determined the rent payable during the Nine or Ten year period immediately preceding the said review shall continue to be payable and any as this last proviso operates shall be added to and be payable with the next instalment of rent after the said new rent has been determined

11. It is hereby agreed that whilst no compensation shall be paid by the Council upon the determination of the demise for any improvements made by the Council during the term hereby created there is reserved to the Trustees the right to make a claim for any injurious effect of which such improvements made by the Council may have at the time the Lease is so determined by reference to the Schedule of Condition set out in the Second Schedule hereto

12. The Trustees hereby covenant with the Council that the Council paying the reserved rent and performing and observing the several covenants on their part herein contained shall peaceably hold and enjoy the demised property during the said term without any interruption by the Trustees or any person rightfully claiming under or in trust for them

13. PROVIDED ALWAYS and it is hereby agreed as follows:-
(1) If the said rent shall be at any time in arrears and unpaid for Twenty-One days after the same shall be due whether formally demanded or not or if any covenants on the part of the Council herein contained shall not be performed or observed the Trustees may at any time



Clerk in Holy Orders

Housewife

Retired Headmaster

Surveyor

Housewife

Housewife

Retired Headmaster

Housewife

Retired Headmaster

Philip Andrew Allan

Hilary Marmont Duke

Walter MacDonald Wigfield

Alan Francis West

Joan Diana Speke

Jean Layzell

David Griffiths

Dorothy Isabel Childs-Clarke

Marjorie Ruth Baker

Alfred Denis Maher

THE SECOND SCHEDULE above referred to
Being a Schedule of Condition of the Premises at the commencement of the
Lease

(sewn into margin)

SIGNED SEALED AND DELIVERED by

HILARY MARMONT DUKE

one of the Trustees authorised

in presence of:-

JK

Signature & address redacted
as per Govt information

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thereafter re-enter upon the demised premises or any part thereof and this Lease shall absolutely determine without prejudice to the rights of the parties in respect of any antecedent breach of covenant

(2) In this Lease the expression "the Town and Country Planning Acts" shall include any Acts or Act for the time being in force amending or re-enacting any existing Act at the date hereof and any Orders or regulations for the time being in force made under or by virtue of any such acts or any of them

(3) The provision of Section 196 of the Law of Property Act 1925 as amended by the Recorded Delivery Service Act 1962 shall apply to all notices to be served hereunder

(4) If any difference shall arise between the parties hereto with regard to the construction of this Lease or any act or thing to be done in pursuance thereof or to any right or obligation of either party hereto or of any matter or thing arising out of this Lease then in such a case the matter in difference shall be referred to arbitration by an Arbitrator to be agreed upon by the Trustees and Council or in default of agreement by an Arbitrator to be appointed on the application of either party by the President for the time being of the Royal Institution of Chartered Surveyors and the provisions of the Arbitration Act 1950 shall apply to such arbitration

IN WITNESS whereof the Trustees authorised as aforesaid in the name and on behalf of the Official Custodian for Charities and of the Trustees have hereunto set their respective hands and seals and the Council has caused its Seal to be hereunto affixed the day and year first before written

THE FIRST SCHEDULE above referred to

Being the Trustees of the Ilminster Educational Foundation

Name	Description
Archibald William Gooch	Company Director
Herbert John Tolley	Master Baker
Sidney Gare Vaux	Retired Farmer
Geoffrey N R Morgan	
Eleanor Frances Hilborne	Retired Headmistress

redacted
as per original
Address

SIGNED SEALED AND DELIVERED by }
ARCHIBALD WILLIAM GROCH }
one of the Trustees authorised }
as aforesaid in the presence of:- }

SIGNED SEALED AND DELIVERED by }
JOAN DIANE SPEKE }
one of the Trustees authorised }
as aforesaid in the presence of:- }

to witness

THIS DEED is made the Seventh day of February One Thousand Nine Hundred and Ninety Five BETWEEN THE DULY APPOINTED TRUSTEES OF THE WITHIN NAMED CHARITY known as THE ILMINSTER EDUCATIONAL FOUNDATION whose offices are situate at 20 Silver Street Ilminster Somerset (the Trustees) of the one part and ILMINSTER TOWN COUNCIL of North Street Ilminster aforesaid as successor in title to the within name Ilminster Urban District Council (the Tenant) of the other part

IN WITNESS as follows:-

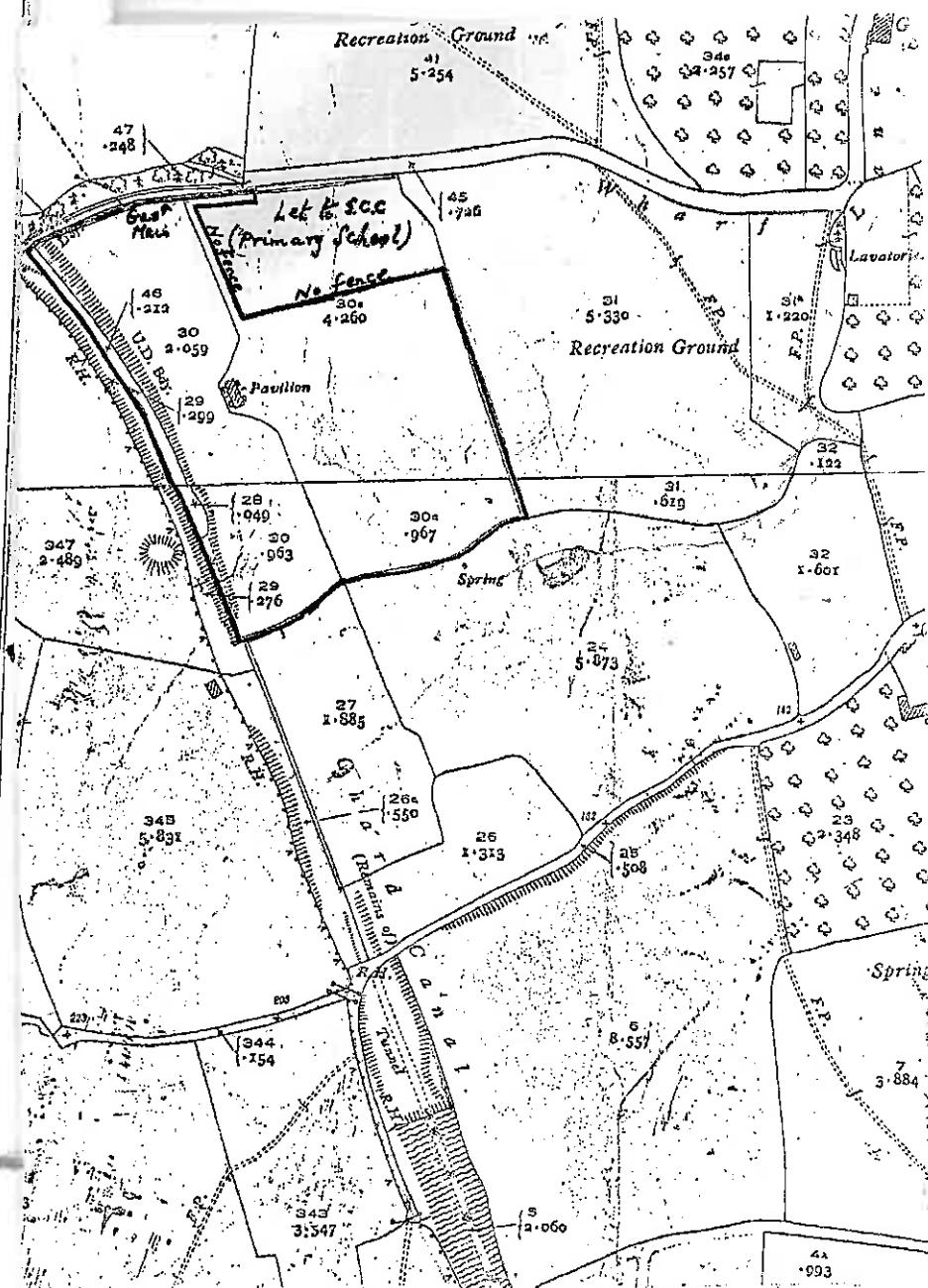
1. The terms of the within written lease shall and the same are hereby varied as follows:-

(a) So that the term of the said lease shall be varied to a term of 78 years from the 1st day of September One Thousand Nine Hundred and Seventy Two

(b) So that the provisions of clause 1(b) shall be applicable to each successive period of 10 years of the said extended term in all respects as the same apply to the original term created by the within written lease

2. From and after the completion of certain additions and works now being carried out to extend the pavilion which forms part of the property demised the covenants in the within written lease contained shall apply to the said additions and works in the same manner as if the same had been completed prior to the grant of the within written lease

H. H. Goodwin



One Thousand Nine Hundred and
THE WITHIN NAMED CHARITY known as
are situate at 20 Silver Street
and ILMINSTER TOWN COUNCIL of North
o the within name Ilminster Urban

nd the same are hereby varied as

. be varied to a term of 78 years
ed and Seventy Two

1 be applicable to each successive
respects as the same apply to the

is and works now being carried out
roperty demised the covenants and
l apply to the said additions and
pleted prior to the grant of the

3. The land the subject of the demise created by the within written lease and extended by this deed is land held in trust for a charity which is not an exempt charity but the disposition hereby created falls within paragraph C of Section 36(9) of the Charity Act 1993

IN WITNESS whereof these presents have been executed by such of the trustees as have been authorised to do so by resolution of the Trustees at a duly authorised meeting of the Trustees held on the 5th day of July 1994 in the name of and on behalf of the Trustees and the said Ilminster Town Council have signed the same the day and year first before written

SIGNED as a Deed by ARCHIBALD WILLIAM GOOCH
one of the Trustees authorised as aforesaid
in the presence of:-

SIGNED as a Deed by JONATHAN HENRY PERRY one
of the Trustees authorised as aforesaid in
the presence of:-

SIGNED as a Deed by ALAN FRANCIS WEST one of
the Trustees authorised as aforesaid in the
presence of:-

SIGNED as a Deed for an on behalf of the
ILMINSTER TOWN COUNCIL in the presence of:-

All signatures redacted as
Personal information

me apply to the

ing carried out
covenants and
d additions and
e grant of the

Authorised under Section 3 of the Education Act 1944.

File Reference
ED 28/28 S



Bedlam and Bedlamence on 4th January 1973.
Given under the Official Seal of the Secretary of State for
the within-written letter a copy of which numberd 11,515 is deposited
in the Office of the Department.
Section 29 of the Charities Act 1960, hereby authorises the execution
of the within-written letter. Dated 11,515 is deposited
The Secretary of State for Education and Bedlamence, in pursuance of
Section 29 of the Charities Act 1960, hereby authorises the execution
of the within-written letter. Dated 11,515 is deposited
in the Office of the Department.

Other No. 73/28 S

DEPARTMENT OF EDUCATION AND SCIENCE

THE TRUSTEES OF THE TILMINSTER
EDUCATIONAL FOUNDATION

to

TILMINSTER URBAN DISTRICT COUNCIL

LEASE

of

O. S. No. 30a and O.S. Nos. 30 46
and 26, Tilminster in the County of
Somerset.

Baker & Duke,
Solicitors,
Tilminster,
Somerset.

Town Clerk

From: Rachael Fenton [rachael@redbaydesign.com]
Sent: 17 October 2013 13:34
To: 'Town Clerk'
Subject: RE: Ilminster Recreation Ground Review

35

Thank you Joy.

-----Original Message-----

From: Town Clerk [mailto:town.clerk@ilminster.gov.uk]
Sent: 17 October 2013 13:20
To: 'Rachael Fenton'
Subject: RE: Ilminster Recreation Ground Review

Hi Rachael,

I agree that wherever possible issues should be discussed in the group - that is what it is here to do discuss issues and try to find a way forward.
It is inevitable that there will not be unanimous approval and group members may have to agree to disagree - but RedBay have been hired to provide their professional expertise so that is what you must continue to put forward - and from what I can tell the work you have done thus far is being appreciated and providing food for thought.

From Mr Shepherd's email it is not clear whether he is putting forward his own personal views or those of the Cricket Club but in either case I would suggest that they are put in the "consultation comments" category and taken into account when all the consultation comments are considered - as we will have to do with comments from consultees such as the Disability forum.

My understanding from the meeting on Tuesday evening was that the proposal and the alternative presented by Nick with one amendment (suggested by Rob Parr - that of a facility on the Rec) would be what was displayed at the consultation event for comment - I did not hear any dissent from that.

Hope this helps

Joy

Joy Norris
Town Clerk
Ilminster Town Council
Tel: 01460 52149

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Unless the information is legally exempt from disclosure, the confidentiality of the information in this email and your reply cannot be guaranteed.

Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset
TA19 0DG

-----Original Message-----

From: Rachael Fenton [mailto:rachael@redbaydesign.com]
Sent: 17 October 2013 12:58
To: town.clerk@ilminster.gov.uk
Subject: RE: Ilminster Recreation Ground Review

Hi Joy,

Please find the following email from Mr Shepherd below.

Our preference and understanding is that any issues should be raised in front of the group.

I will respond to Mr Shephard reiterating this point and that we believe in sticking with our current work for the consultation, where further decisions can be made as a result of any feedback.

What do you think? Or how would you like us to proceed, I will wait on your instruction.

Regards,

Rachael

-----Original Message-----

From: Stuart Shepherd [mailto:stuart@shrubberyhotel.co.uk]
Sent: 16 October 2013 15:14
To: landscape@redbaydesign.co.uk
Subject: Ilminster Recreation Ground Review

Attention Nick Perrott

Dear Nick,

Following our meeting last evening I felt I ought add a few points to comments made by both myself, and members of the cricket and football clubs.

The misunderstanding is mainly by the Chairman thinking that we do not talk together.

Firstly that is not true; our only differences are about the siting of their changing rooms. It has always been accepted that the football club need new changing rooms (Linda Pincombe of south Somerset DC and in fact all of the sporting fraternity agreed) My points are as follows

1. Should any development in Brittens Field fail to get permission, or support from the community, then a second plan should be considered.
2. Many of your schemes have a great deal of merit, and will i am sure will improve the area.
3. As well as having the various sports fields spread across the area (I dont think it is a real debate about where the different football pitches are placed)
4. The hub of the current use for both cricket and football clubs is in the run down area in the middle of the recreation ground.
5. At least if you could put the prospect of changing rooms and social area as an alternative to Brittens field in the area currently looking run down 6. This may be contrary to the Chairman's point, but I would hope that to move anything forward

We ought to give the alternative.

7.i have talked to Clive Moore of the Football Club, and he agrees that we must not fall between two issues. At least we both think that there must be an alternative.

8. I am not sure where you thought the middle of the recreation ground flooded. Over the last 25 years of development in Ilminster various streams and drains have either filled in or blocked.

The main flooding areas are to the North of the current Main football pitch, and at the Northern side of BrittensField.

9 The final point I would like to make .. All the services are in the middle area, any development in Brittens Field would require new services .

As you can see i have strong feelings about this Review, however, i firmly believe in the debate That will be inevitable after the public consultation.

I am on the opposite side to Carol Goodall, she did not ask me to be a on the Review Group as a Councillor, but as president of the Cricket I shall continue to represent the feelings of many users of the whole recreation area ; particularly after 60 years of schooling, and in business in the town.!!

I don't envy your task and good luck

Regards

Stuart Shepherd

Sent from my iPad

Town Clerk

From: Rachael Fenton [rachael@redbaydesign.com]
Sent: 17 October 2013 12:58
To: town.clerk@ilminster.gov.uk
Subject: RE: Ilminster Recreation Ground Review

(36)

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To: landscape@redbaydesign.co.uk
Subject: Ilminster Recreation Ground Review

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Regards

Stuart Shepherd

Sent from my iPad

Town Clerk

From: Rachael Fenton [rachael@redbaydesign.com]
Sent: 16 October 2013 15:49
To: town.clerk@ilminster.gov.uk
Cc: deputy.clerk@ilminster.gov.uk
Subject: Ilminster Rec reduced document and play page
Attachments: 215-Ilminster Recreation Ground-Landscape Document-reduced.pdf; 215-Ilminster Recreation Ground-Play area concept page.pdf

(37)

Hi Joy,

Please find a 6MB document, hope that helps but also a single version of the play area page is attached. I have been able to print it ok here, so hopefully this solves your printing problem.

Anything else just let me know.

Speak soon

regards,

Chael Fenton
Landscape Architect

redbaydesign

Studio Five, Cockington Court, Torquay, Devon, TQ2 6XA Telephone: 01803 605 735 Mobile: 07867557087

www.redbaydesign.com

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Ilminster Recreation Ground Landscape Analysis and Master Plan

Autumn 2013

DRAFT

Contents:

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Introduction	
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Introduction

The Master Plan project was launched in the Autumn of 2013 at the instigation of Ilminster Town Council. The project is led by a client group (Open Spaces Review Group) made up of Town Councillors, representatives from South Somerset District Council, Open Spaces Warden and representatives of sports clubs using the recreation ground.

The project is essentially a complete review of the recreation ground including Britten's Field. This work comprises of a strategic design for; land use; sports, travelling fair, play, passive recreation, amenity facilities, wildlife; infrastructure; entrances; path network, boundary treatments, parking and planting strategy including areas for wildlife.

The park includes areas; Recreation Ground, The Chard Canal, Play Area, Britten's Field and 'The Rise' which runs south, east of Herne Hill.

Key Attributes Expected of the Recreation Ground:

- Free open access status
- high level of accessibility and inclusive design
- A creative and inspiring place for recreation
- A sustainable provision that is maintainable within existing budgets
- A robust and sustainable design
- Offer high levels of value to users
- A design that does not expose users to unacceptable levels of risk of serious injury.

THE MASTER PLAN

The production of the Master Plan will encompass 3 key stages :

1. Production of the Master Plan Sketch Design, this includes :

- Review all existing information and site survey
- Produce landscape analysis
- Draw up 2 land use and layout options

Presented to client group for feedback.

2. Stakeholder Consultation, this includes :

- A single drop in exhibition open to the public, presenting ideas to encourage community participation in the design of the Park
- In addition to the above event we will undertake targeted consultation for other key stakeholders, this would be up to two meetings over one day.
- We will compile a short report on the results of the event. One of the aims of the event will be to gauge community feeling as to priority of projects that should be taken forward.

3. Master Plan - Final Design

- Following the feedback from the consultation event and the client, we will present findings of the consultation event to the OSRG.
- We will modify the master plan design for final approval.
- This will comprise of an amended scaled plan drawing and 3D images of design features. We will prepare a budget cost schedule of likely works to deliver the plan.

CLIENTS BRIEF

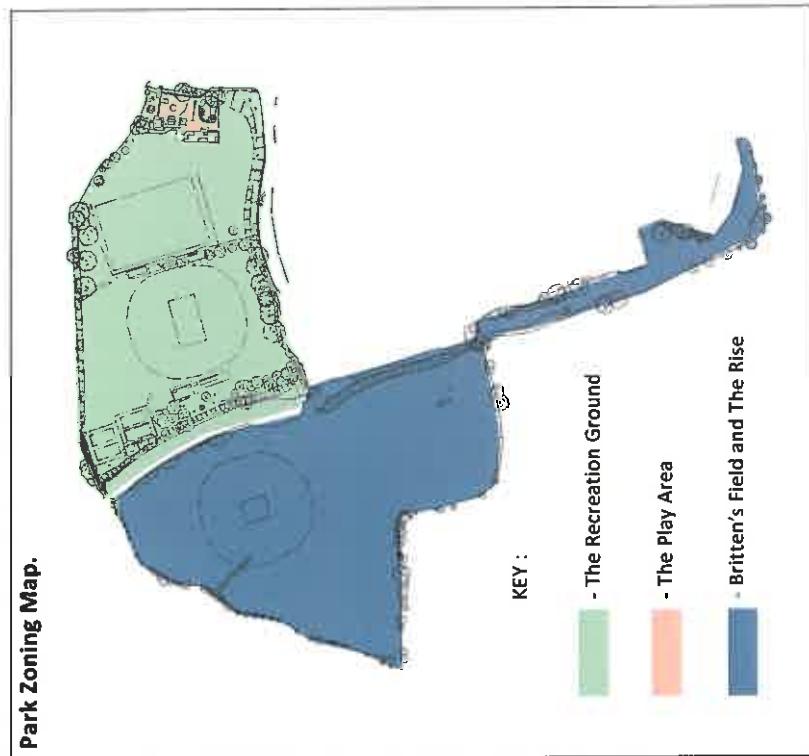
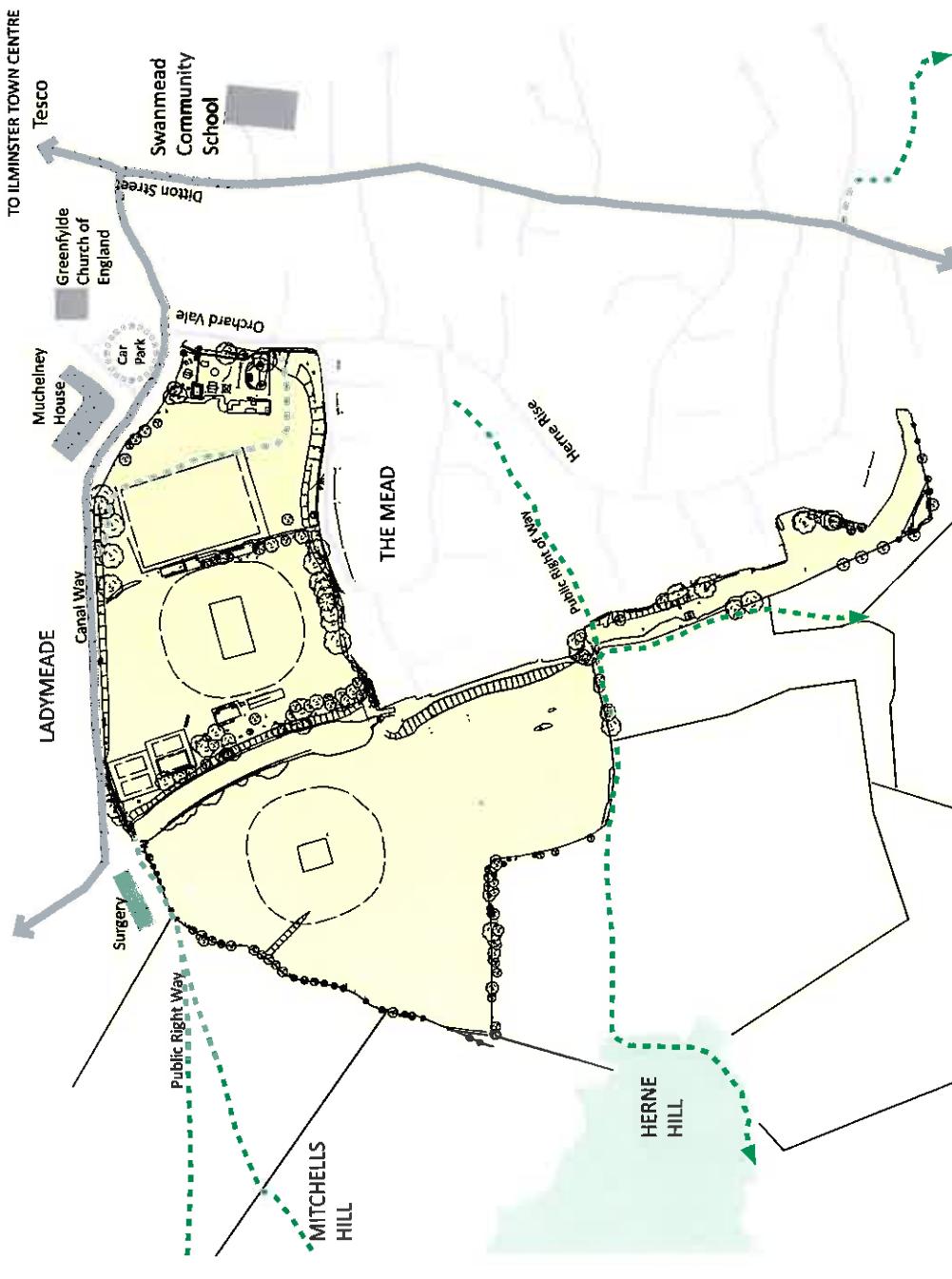
This project provides an opportunity, to create a destination open space in the heart of Ilminster that meets the needs of local residents and support users.

Project & Design Scope Objectives:

1. To create a master plan for Ilminster Recreation Ground and Britten's Field (which will form a key part of a future strategic view of Ilminster)
2. To use existing information to inform the master plan e.g topo, census information, previous related projects that did not reach fruition.
3. The master plan must be sufficiently flexible to respond to the current needs and future aspirations of all users and potential users.
4. To use consultation feedback already gathered for key stakeholders including Ilminster Town Football Club, Ilminster Cricket Club, residents and Town Council staff.
5. To create an exciting, fun and safe place for children's play.
6. To create a play area that incorporates the SSDC Play Policy & Strategy, Enriched Play Environment Criteria & best Play Objectives.
7. To use the design process as an aid to establishing budget parameters for both implementation of the master plan and future maintenance.

The Site.

Ilminster Recreation Ground in Surrounding Context.



Landscape Character Analysis :

South Somerset District Council's Landscape Character Assessment (1993) of the district placed Ilminster within the landscape character zone 'Yeovil Sands, Hills and Valleys'.
 'An "interesting balance of low hills and small valleys, with medium sized fields, well hedged". This description also fits the outlying hills at Pretwood and Herne Hill, Ilminster. These form an attractive setting to that town with a particularly pleasing combination of broadleaved woodland, herb-rich pastures, old down-slope hedge patterns and an ancient ridge-top parish boundary.'

Shudrick Stream Valley.

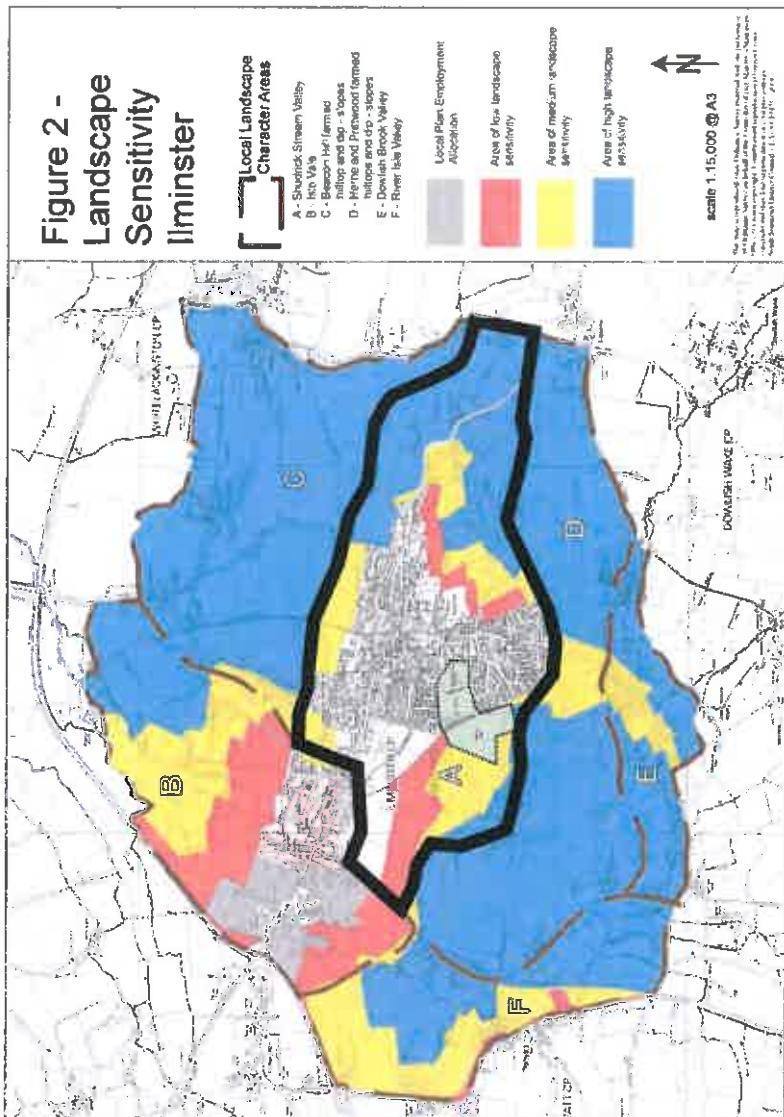
Ilminster was subdivided in the Peripheral Landscape Study (2007) into Landscape Character Areas, shown in the adjacent Figure 2. LCA 'A' Shudrick Stream Valley, encompasses the town centre, following the east-west axis, within the valley landscape between Beacon Hill in the north and Herne Hill in the south-west.

Relevant Key Characteristics are:

- The town centre is dominated by the Minster with its tower a distinctive focal point.

- The town recreation ground separates housing from the town core and links with playing fields below Herne Hill.

- Recent residential development between Station Road and Canal Way. Clearly defined by hedge lines, some newly created. Mixed farmland lays against this edge to the south, characterised by mid-scale fields, relatively open and primarily rectilinear in pattern, that rises gently from the town, toward the wooded crown of Herne Hill, a local landmark.



Landscape Sensitivity :

The assessment goes on to give each LCA a landscape sensitivity based on its strength of character, condition and historic evolution.

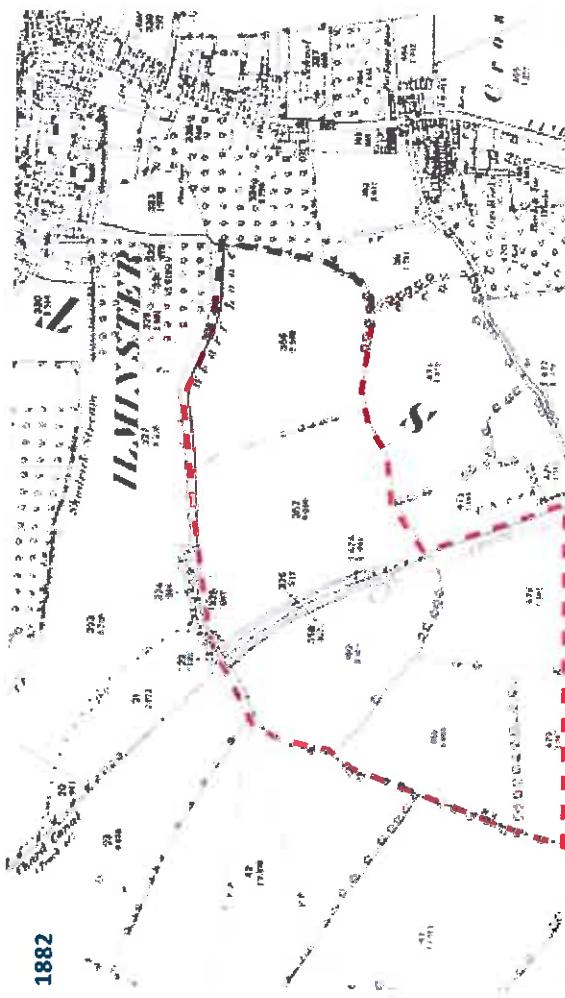
The relevant appraisal concludes :

The agricultural land to the south of Canal Way is defined by trimmed hedges with occasional specimen trees, and contrasts with the emphatic housing edge to the north.

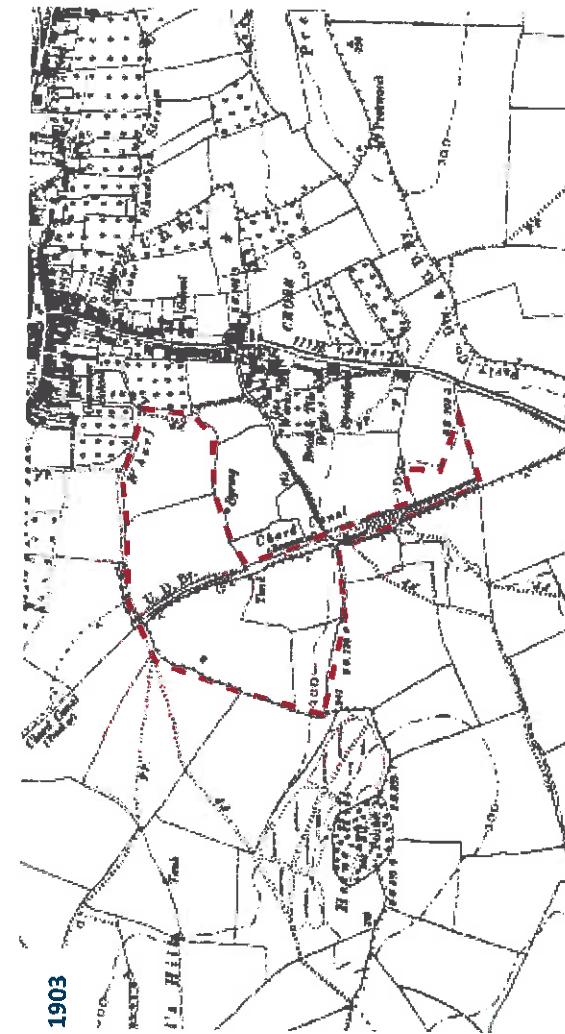
The openness of the fields allows for urban character to predominate, and recent development has cut across the grain of the field pattern, hence the sensitivity is considered to be low.

By contrast, the head of Herne Hill, with its broadleaved crown and ridge extension and hedgerow links to Mitchells Hill, is a local landmark and expressive of local character and is thus graded high.

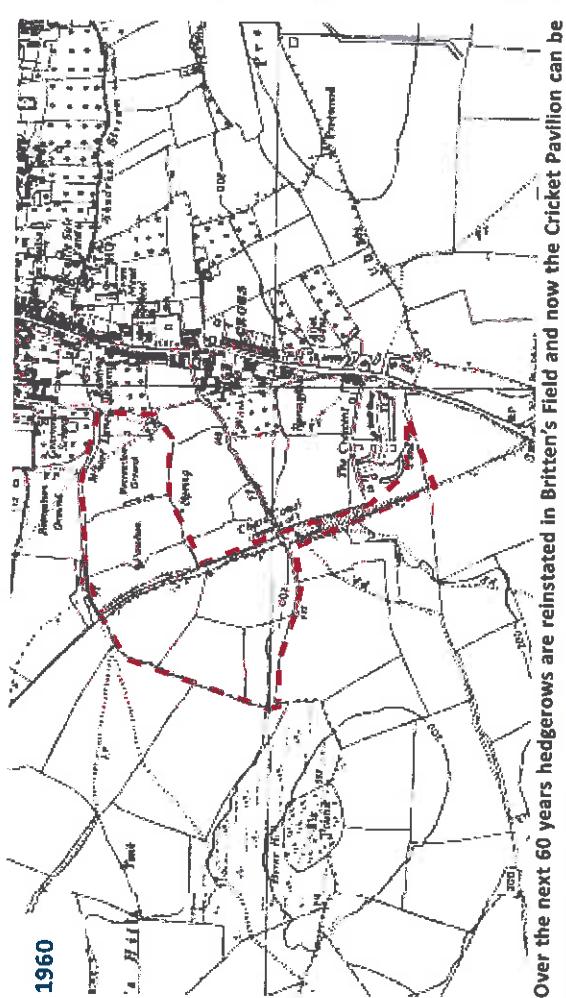
Historic Maps of Ilminster Recreation Ground.



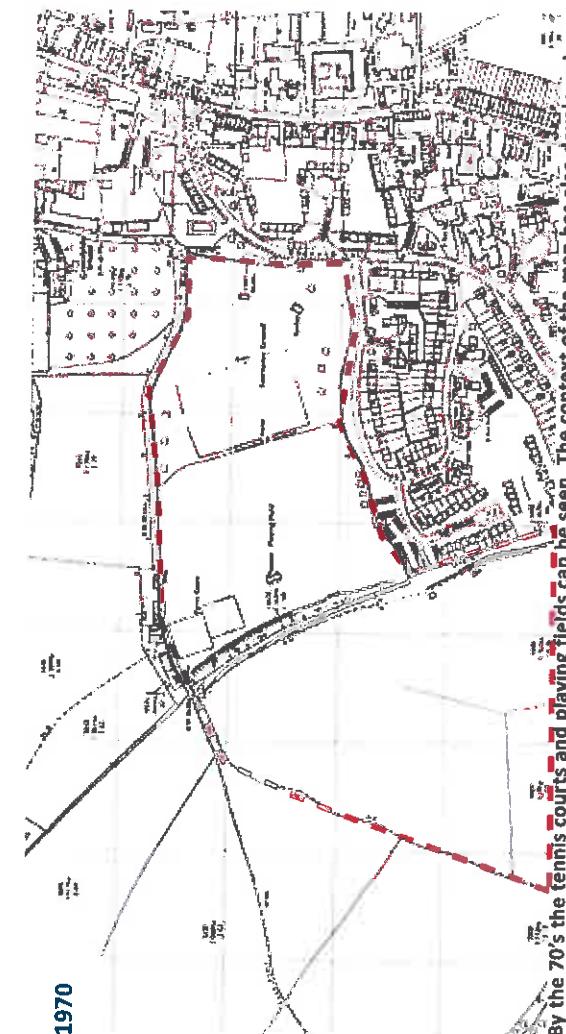
The earliest map shows the Recreational Ground and surrounding area as agricultural land. Field hedgerows and hedgerow trees can be seen dividing the recreational ground in to two parcels of land and Britten's Field in to four fields.



By 1903 Internal field boundaries within Britten's Field have been removed, creating three larger fields. In the wider area, orchards can be seen occupying a high percentage of land around Ilminster's town centre.

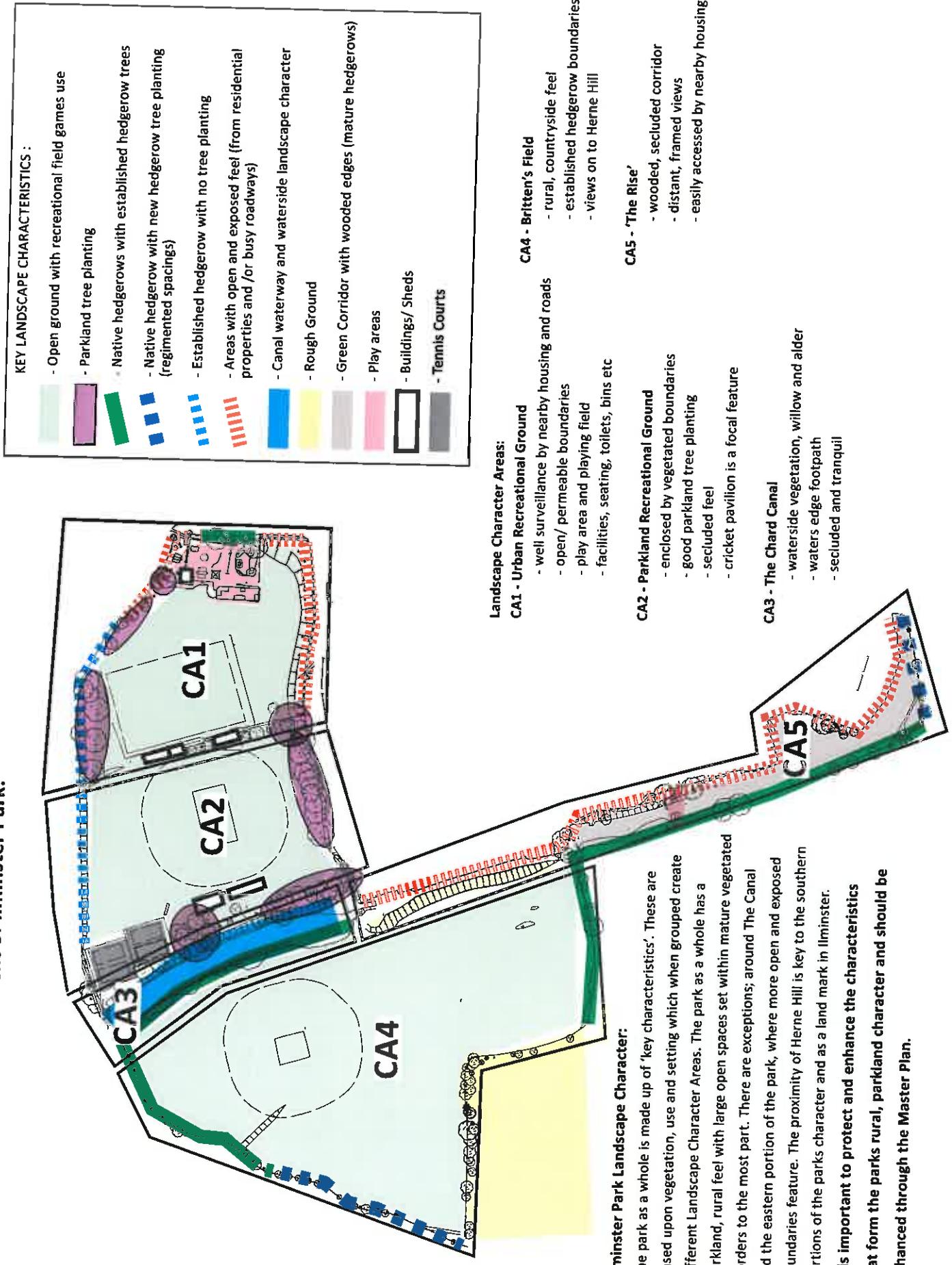


Over the next 60 years hedge rows are reinstated in Britten's Field and now the Cricket Pavilion can be seen on the map with a new internal boundary parallel to the canal.

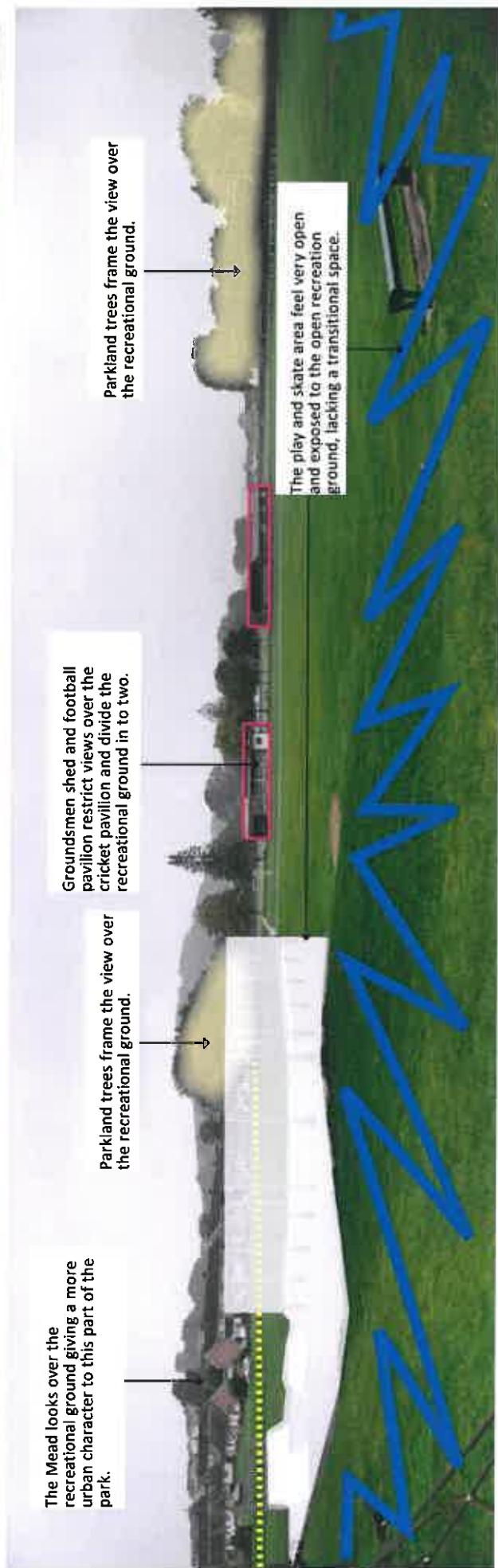
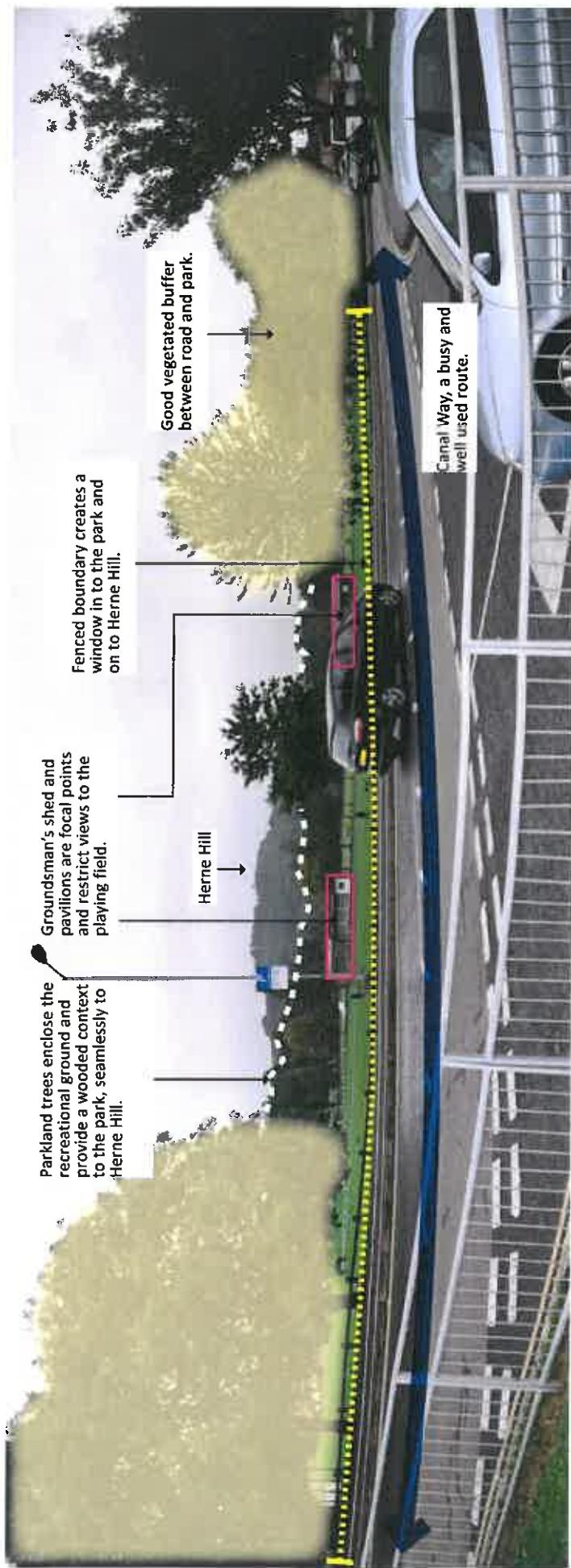


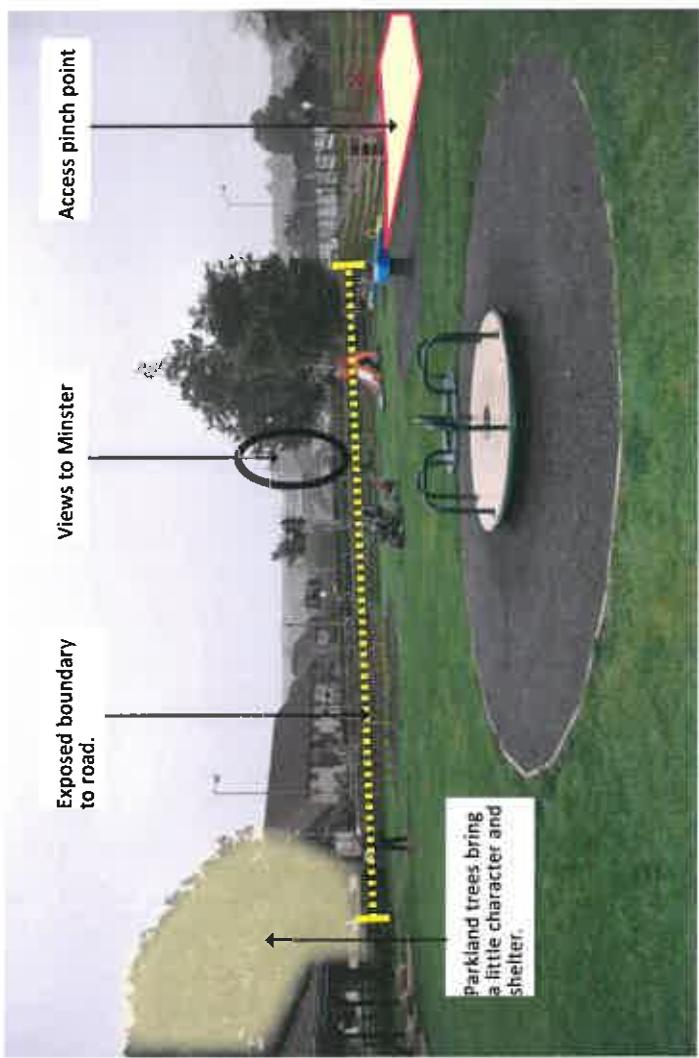
By the 70's the tennis courts and playing fields can be seen. The context of the map has also developed considerably with The Mead housing to the south and the east bring growing Ilminster up the edges of the park.

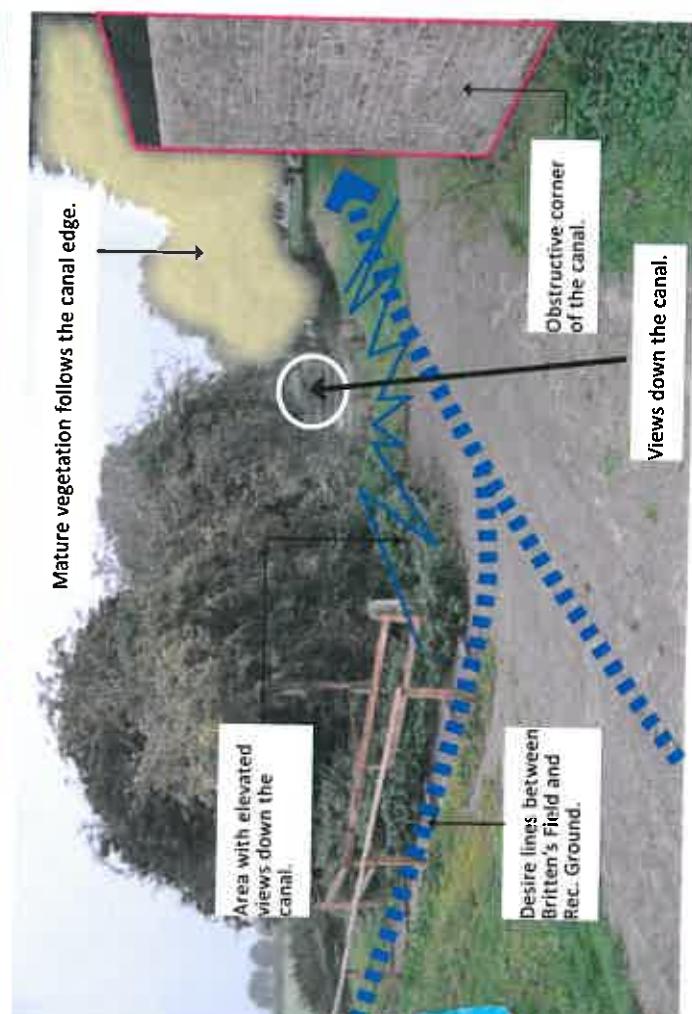
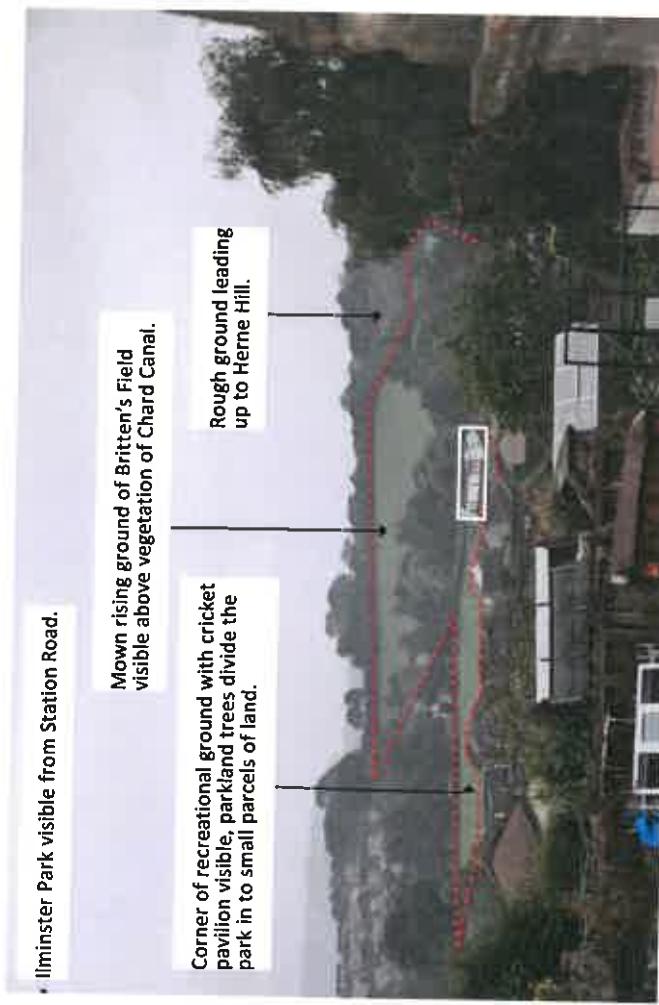
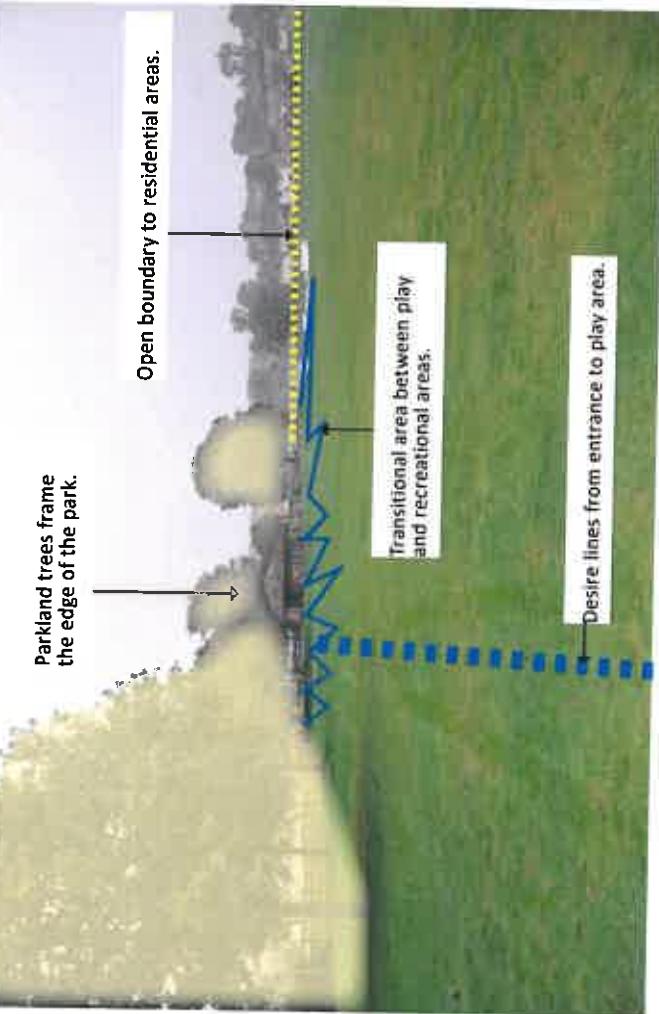
Landscape Character Assessment of Ilminster Park.

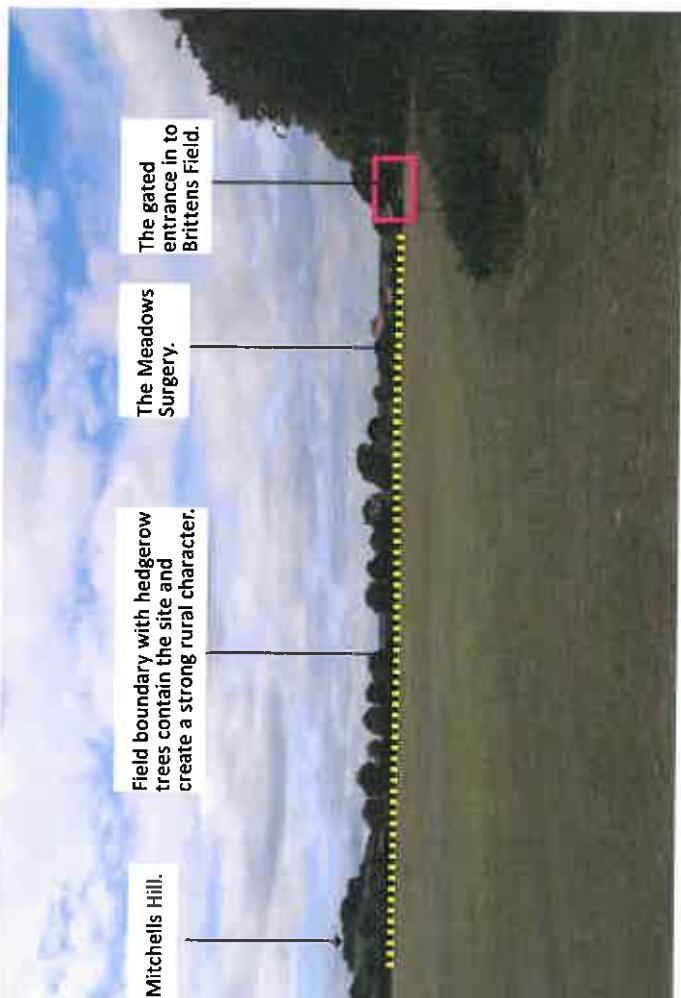
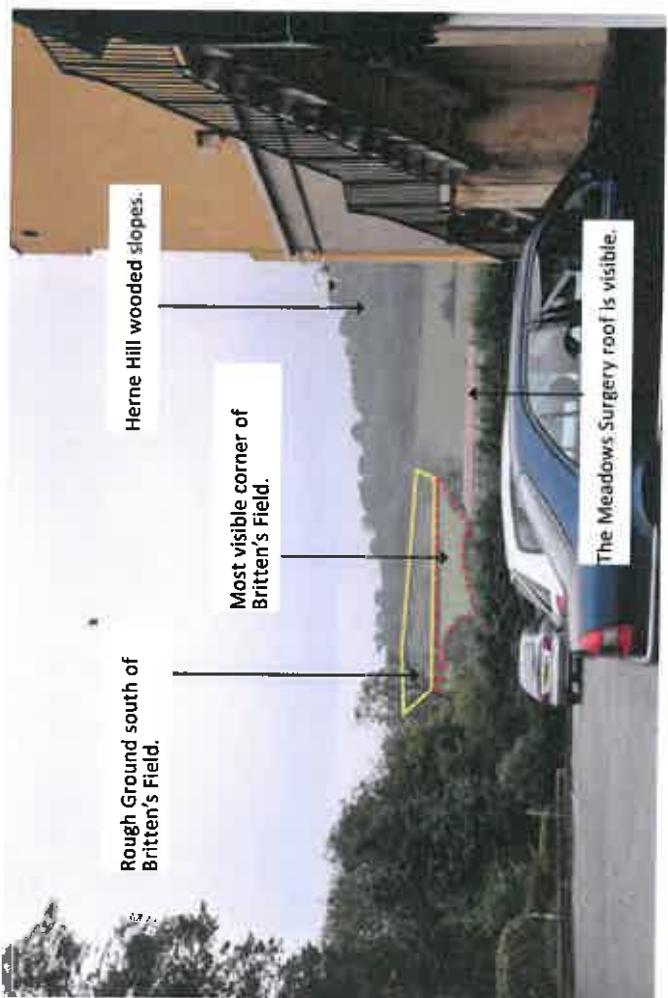


Visual Analysis of Key Views In and Around Ilminster Park.

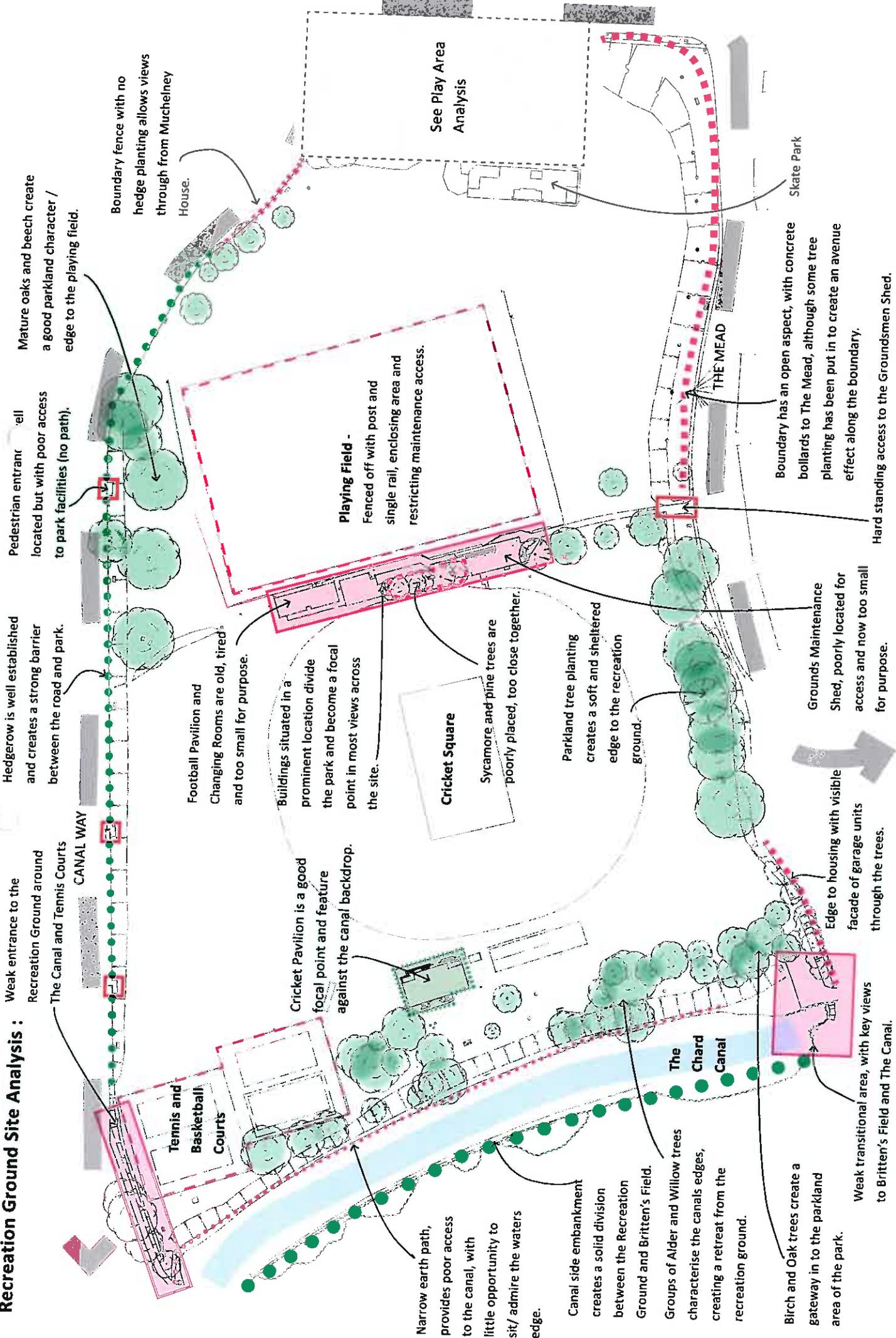








Recreation Ground Site Analysis :



Recreation Ground Site Conditions.



Fence boundary along Canal Way, allowing views in to the park.



Fencing around the playing field, Groundsmen's Shed and football Pavilion are dominant features in the view across the park, creating maintenance issues.



Pinch point between Britten's Field and the Recreation Ground, views are available over the canal, an opportunity here to create a new seating area.



Parkland trees are a strong landscape characteristic of the park.



The cricket pavilion is a nice feature seen across the park, with trees providing a good back drop.



Orrate metal benches feature in places, around northern pedestrian entrances.



The canal walk is narrow and can get overcrowded when used by fishermen, opportunity for better access along the canal and allow space for fishermen.



Established hedgerow along Canal Way provides a valuable green buffer between the busy road and park.

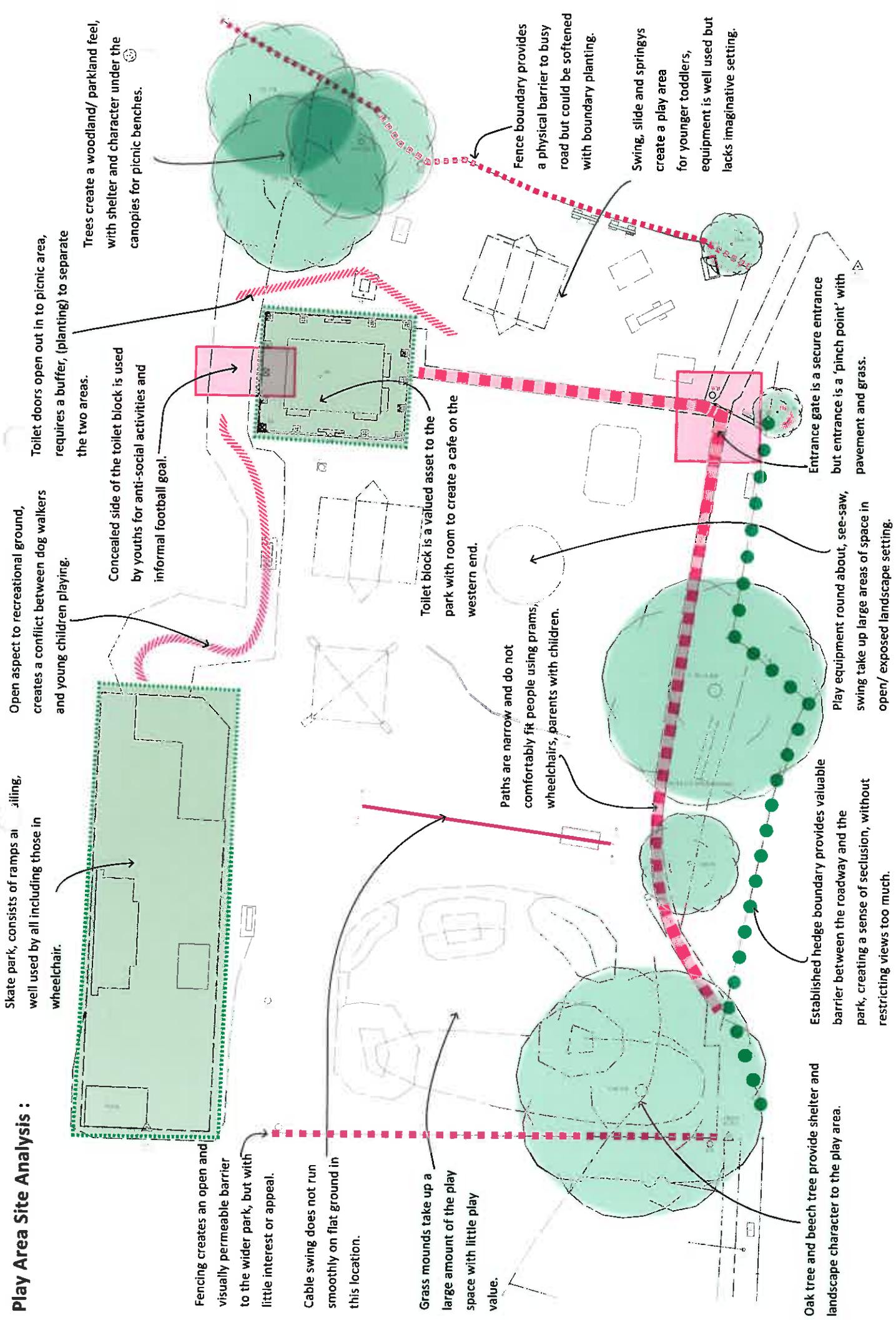


The boundary to The Mead is open with concrete bollards, some tree planting has been planted, but inappropriate plant sizes are slow to establish.



Pedestrian entrances are simple access points, with low presences or 'gateway' presence, hard standing also stops and gives way to grass.

Play Area Site Analysis :



Play Area Site Conditions.

The play area is used heavily by those in the local community, with valued facility; a toilet block, it is a popular destination for parents in the area. The weaknesses concern the overall play value and setting of the play area, the area offers little more than equipment in grass at the moment. Accessibility is poor, not only for wheelchair users but families, the paths are limited, narrow and awkward to use.
The space has great potential as fun and exciting space for all.



Relationship between the toilet block and picnic areas needs defining so that the two uses feel separate. The parkland trees create a nice character in the corner which softens the transition between the play area and recreational ground. Planting areas could also help to reduce the use of the shelter as a football goal and the careful location of picnic benches could discourage the use of anti-social activities.

The skate park is a popular, well used asset, used by all, although stands out as an additional feature from the rest of the play area.



Play equipment that appeals to a wide range of ages.



No barrier between the recreation area and the play area gives a feeling of openness but also a vulnerability between conflicting uses.



The large oak tree is a good focal point and creates a corner to the play area. The grass mounds lack interest and excitement to encourage play in this area.



The play area has a partial parkland character due to the established hedge boundary and trees along the eastern boundary.



The entrance allows views down in to the play space and beyond to the trees.



Roundabout and see-saw occupy a lot of central space, wasted opportunity of such a large space.

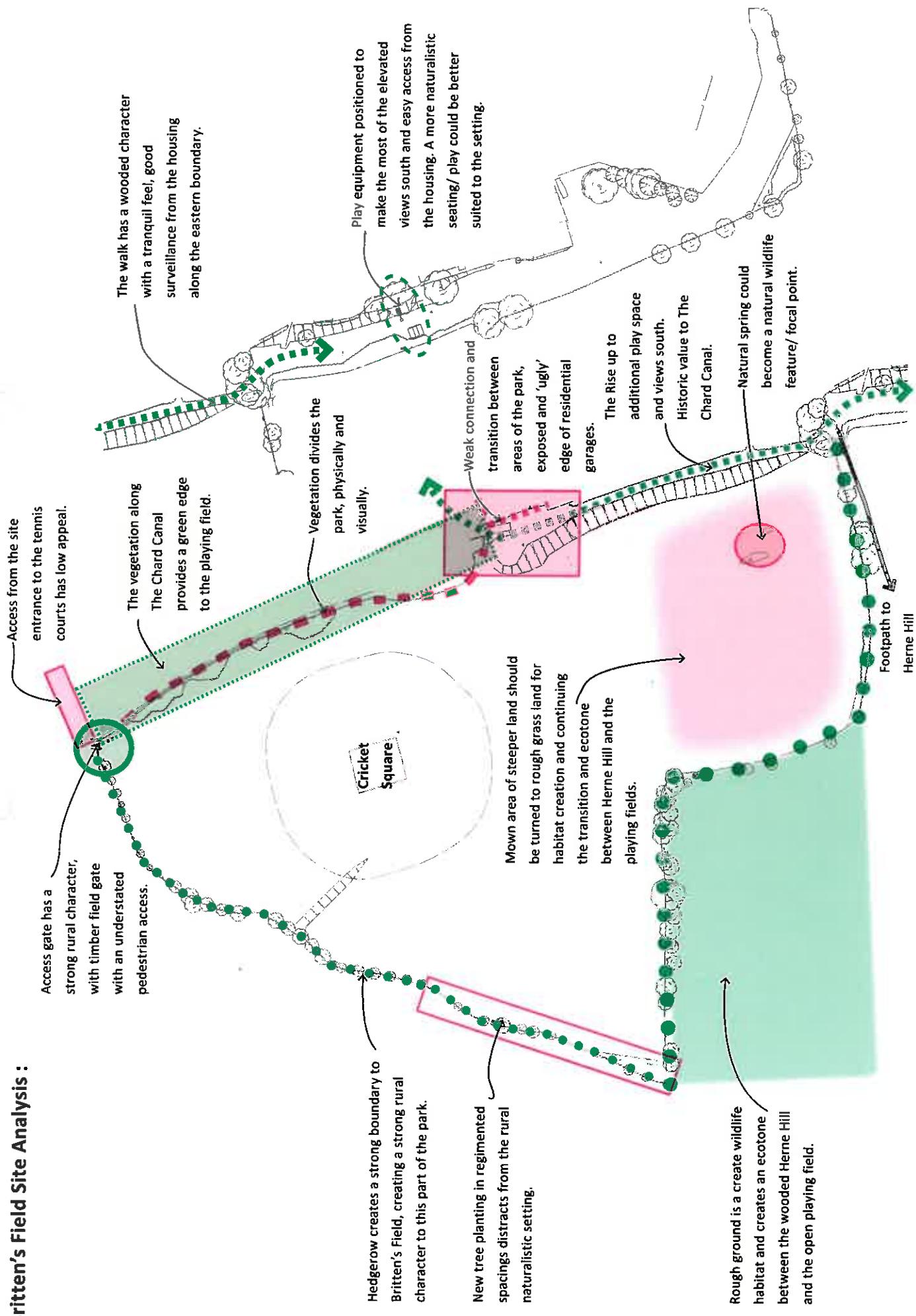


Little transition between parkland and play equipment around the toilet area.



The zip line is in poor working order and draws a line across the play space, acting as a barrier to the flow of space.

Britten's Field Site Analysis :



Britten's Field Site Conditions.



Informal paths link to surrounding housing, allowing good and easy connectivity to the park.



Field gate access creates a low key rural feel to the entrance of Britten's Field.



Views from the higher ground give a great outlook across the site and Ilminster.



The vegetation along The Chard Canal, creates a defined line along the eastern boundary of Britten's Field, this separates the recreation ground and field.



Views looking west and on to Herne Hill capture a rural quality, of open space, hedgerows and woodland.



The public footpath which leads up to Herne Hill.



A few pieces of play equipment provided for the houses at the top of the rise, swings make a point of the elevated position and views south.



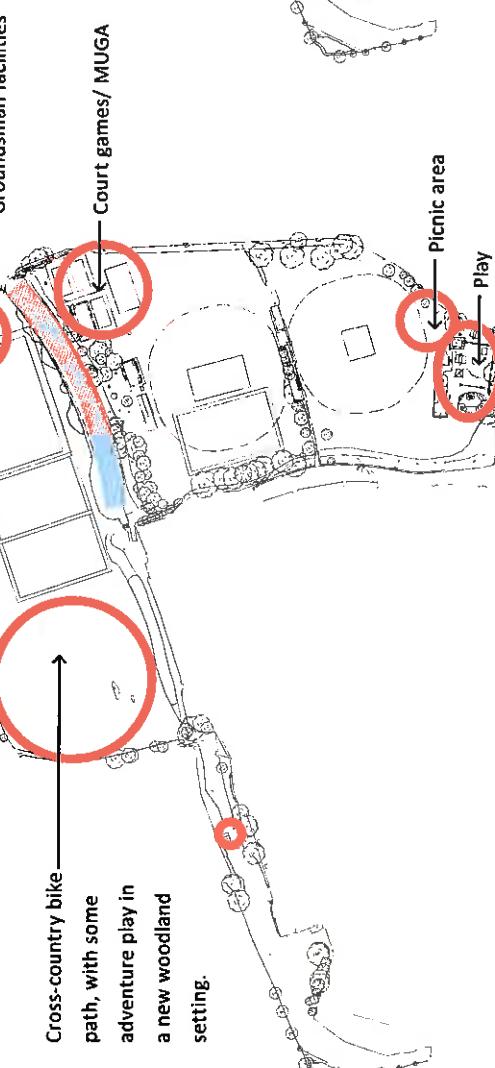
The open landscape has great elevated views from the southern, higher ground. Steeper areas are mown unnecessarily.



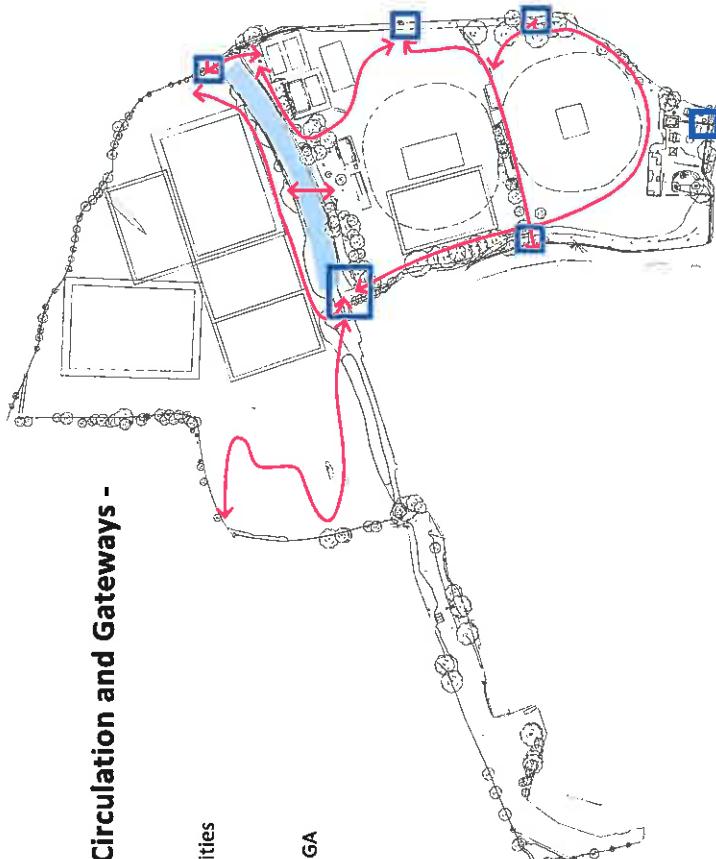
The rise opens up in to a open space where gardens open out to and some young fruit trees have been planted in the far corner.

The Proposal - THE CONCEPT.

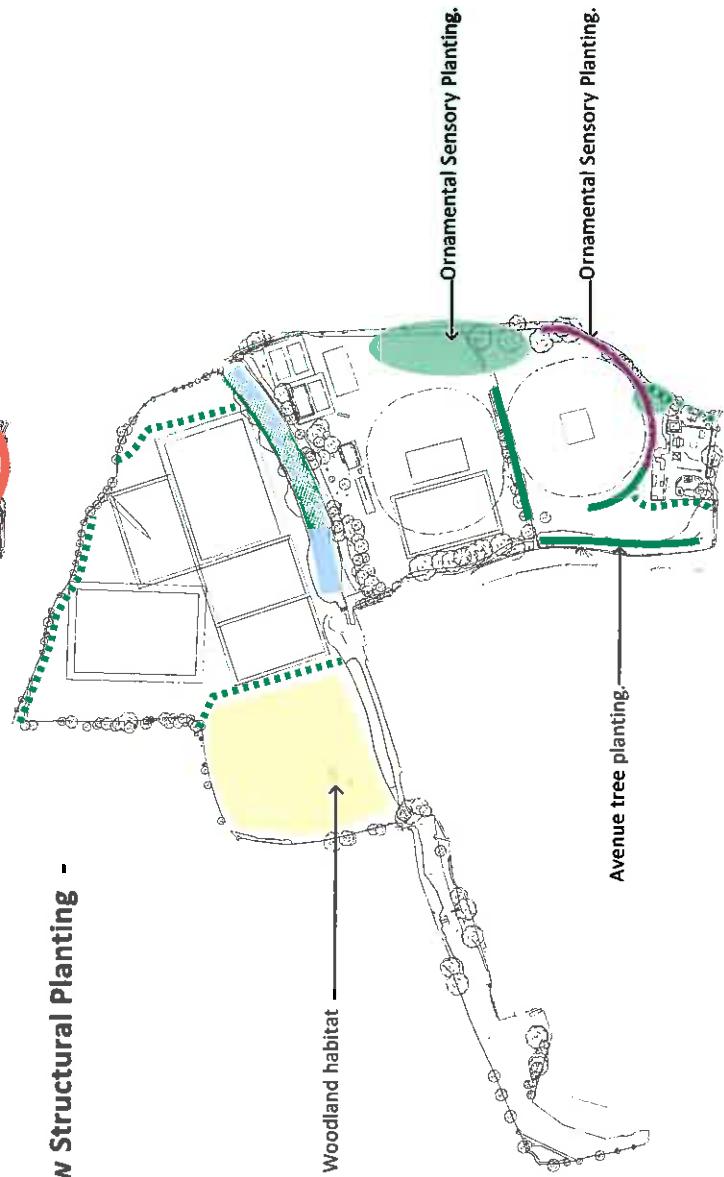
Activity Hubs -



Circulation and Gateways -



New Structural Planting -



Land Use Plan - THE PROPOSAL.

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA locations.

Notes :

Junior football pitches have been based upon The FA's Technical Standards for U11 and U12 (9v9) 74mx46m.

Facility buildings, MUGA and parking area is indicative in size.

Addition tree planting helps to break down the regimented tree planting along the hedge line.

New football pavilion and groundsman shed designed with an agricultural character, located behind the surgery.

New Car parking has access from Canal Way/ surgery, located in a visually discrete location, maintaining views in to the site.

Potential board walk access, physical or visual connection over canal.

Access from Britten's Field via the canal with **embankment path**.
MUGA creates a new play hub around existing courts, distributing uses.

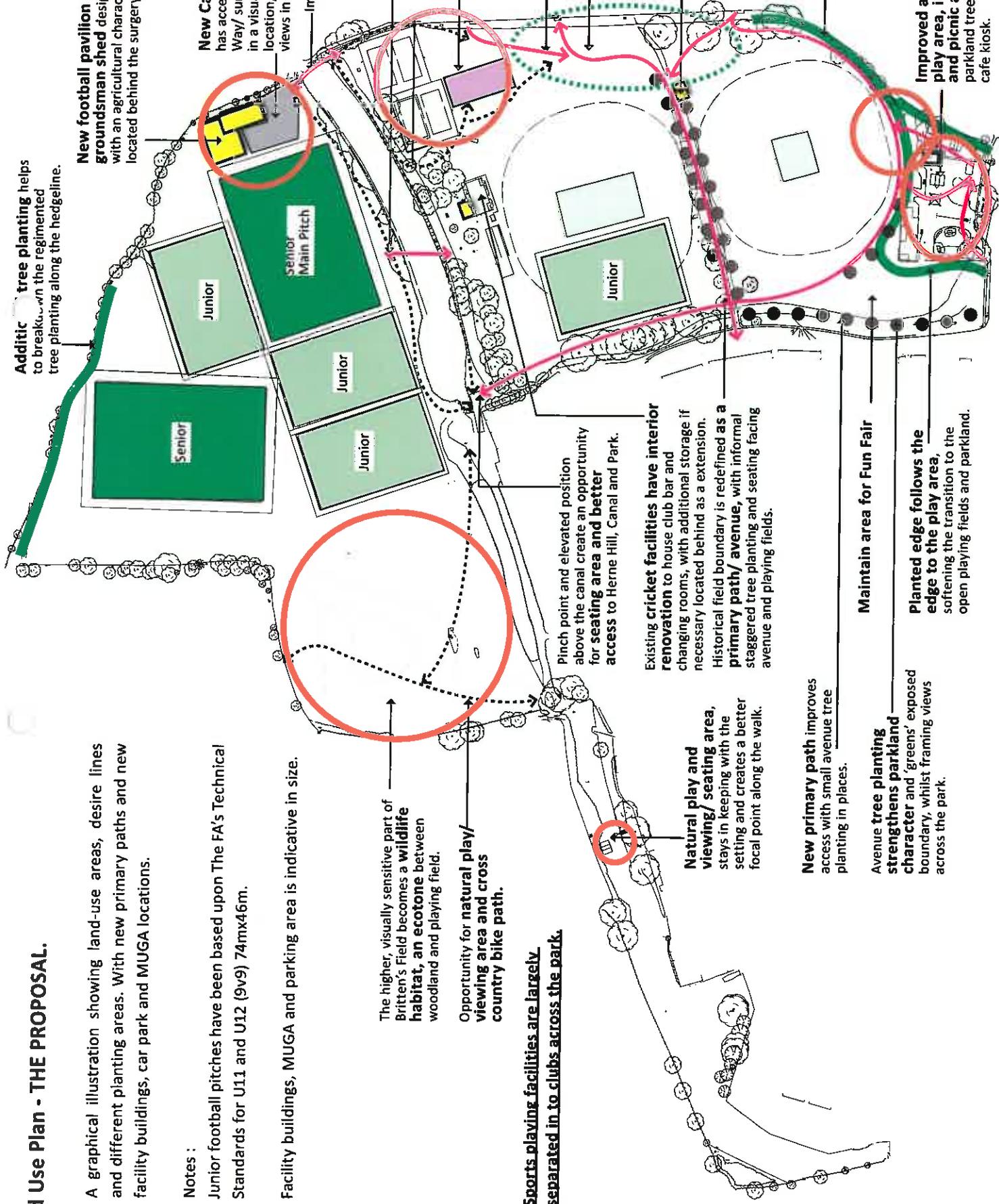
Improved access route.

New parkland tree planting extends along the northern portion of the site, heightening character.

Rebuild social club for cricket (if bar not possible in existing pavilion).

Planted sensory border follows new pathway with seating points/ play/ fitness features leading up to the play area.

Improved access through play area, improved entrance and picnic area with additional parkland tree planting around new cafe kiosk.



Land Use Plan - THE ALTERNATIVE

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA.

Notes :

Junior football pitches have been based upon The FA's Technical Standards for U11 and U12 (9v9) 74mx45m.

Facility buildings, MUGA and parking area is indicative in size.

The higher, visually sensitive part of Britten's Field becomes a **wildlife habitat, an ecotone** between woodland and playing field. With path desire lines, improving access and informal benches providing viewing points.

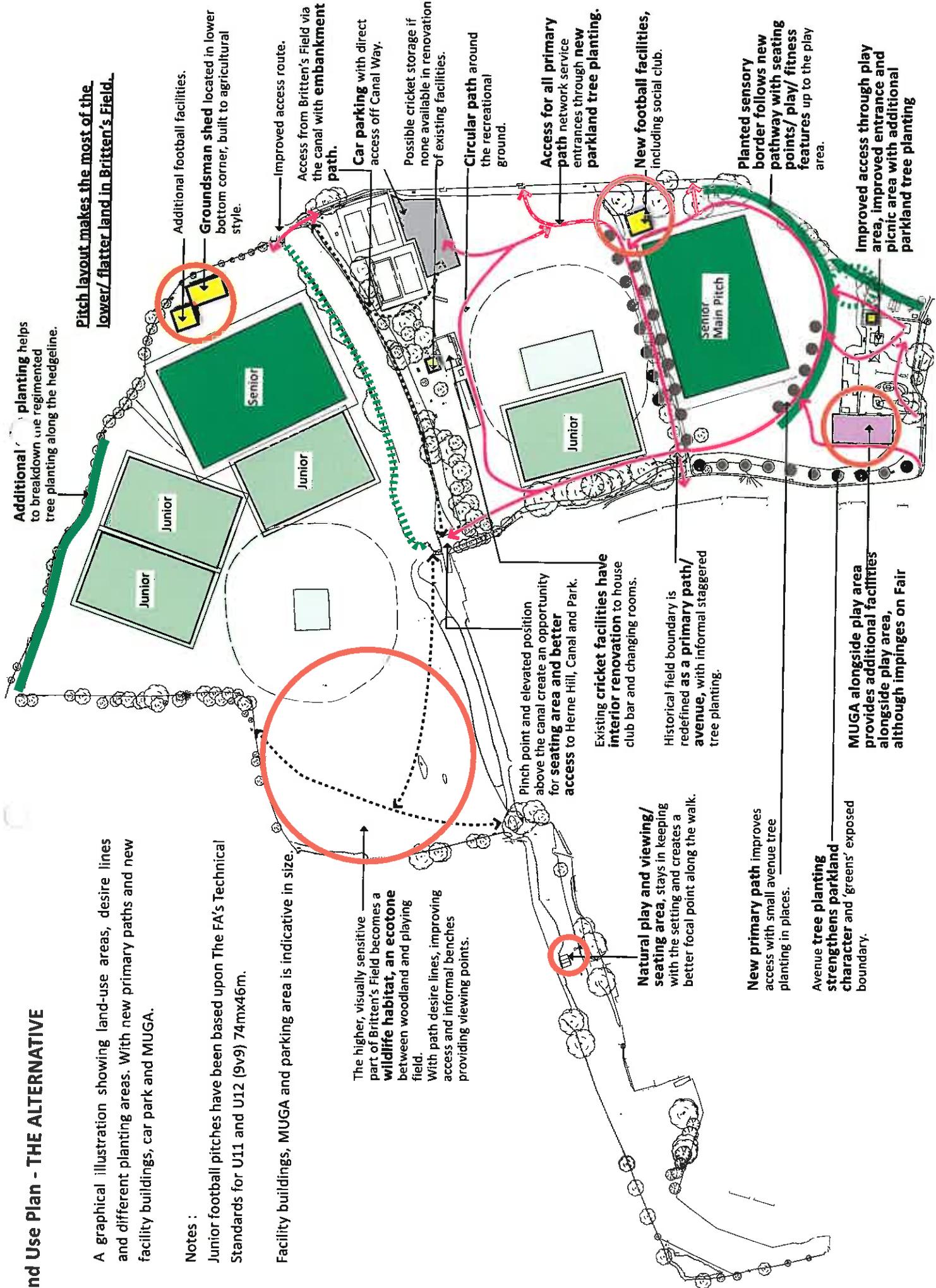
Pinch point and elevated position above the canal create an opportunity for **seating area and better access to Herne Hill, Canal and Park.**

Existing cricket facilities have interior renovation to house club bar and changing rooms. Historical field boundary is redefined as a **primary path/avenue**, with informal staggered tree planting.

Natural play and viewing/ seating area, stays in keeping with the setting and creates a better focal point along the walk.

New primary path improves access with small avenue tree planting in places.

Avenue tree planting strengthens parkland character and greens' exposed boundary.

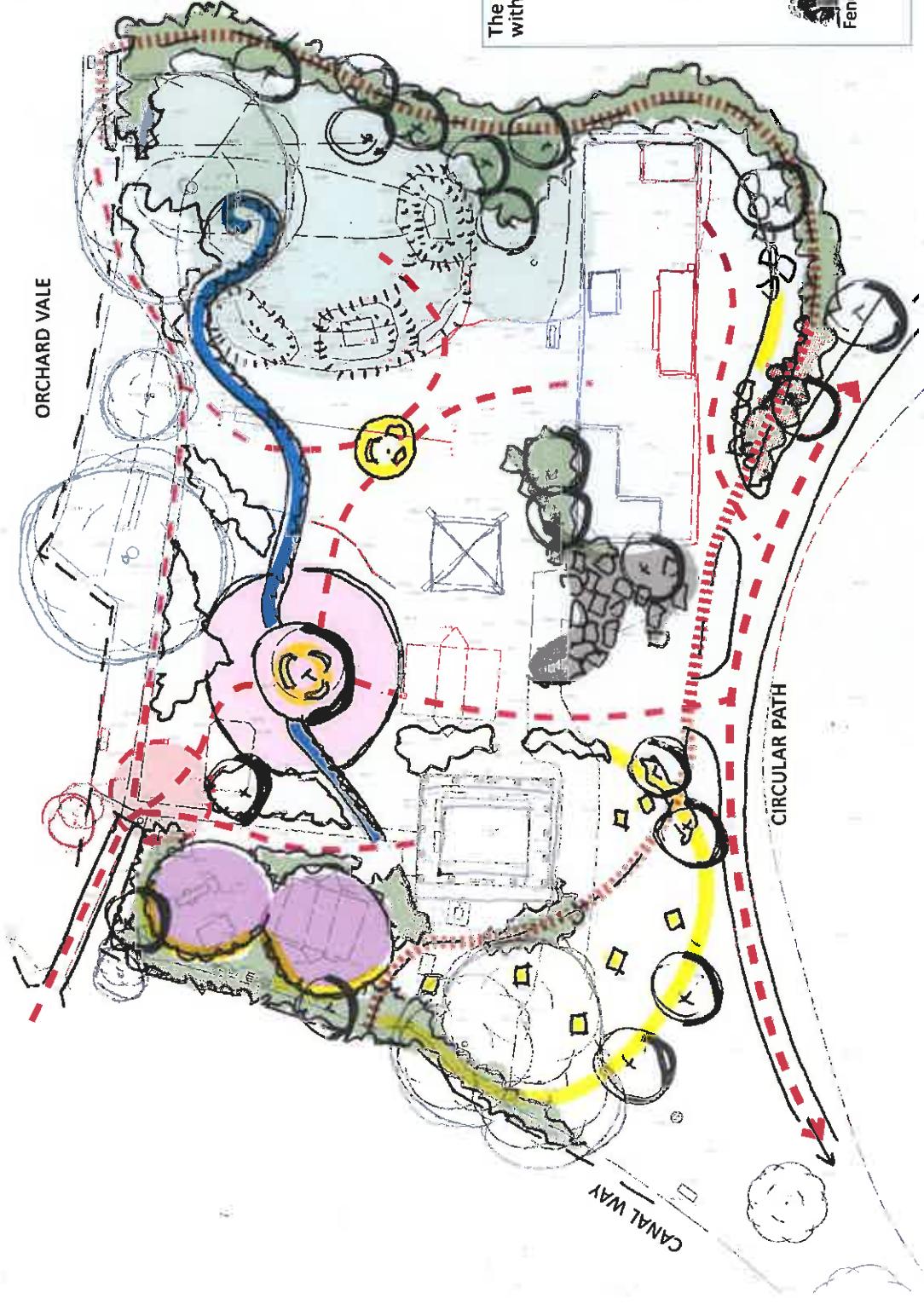


Play Area - THE CONCEPT.

The play area becomes an exciting landscape and setting where natural and equipped play occurs side by side. Routes through the play area are accessible to all with primary seating positions situated in central parts, around key play zones. The boundary is informal with fencing set in a planting buffer to soften the play areas containment.

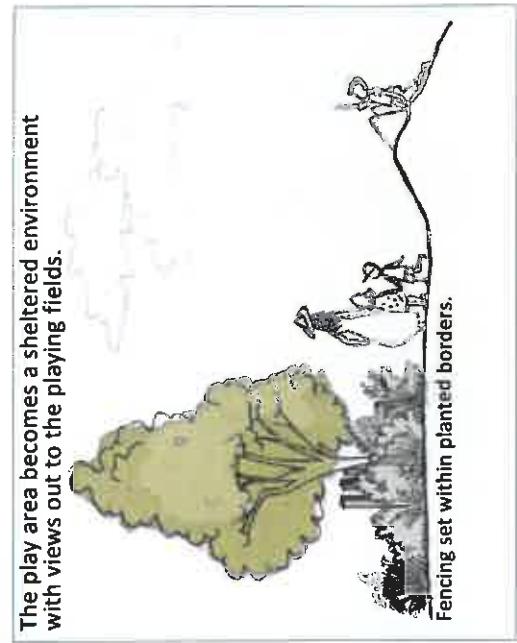
Note:
This is a conceptual sketch looking at routes, play zones of different uses and character.

ORCHARD VALE



KEY:

- Primary paths/ routes through play area.
- Boundary fence (timber), set within planted border.
- Seating areas, picnic area and benches located in primary locations.
- Key areas of planting to screen and soften sensitive boundaries/ points.
- Wet/sand play is contained in one area.
- Toddler play is located around central seating areas.
- Dry river bed/ shallow ditch/ run
- Natural play in mounds with tunnels around a main play station.
- Boulder climb utilising embankment.





PLAY FEATURES :

Equipment uses the landscape; landform, vegetation and surfacing materials to create exciting and imaginative play spaces.



LANDSCAPE FEATURES :

The existing embankments can become a feature and fun transitions between the play area and playing fields.



SEATING :

Central seating points throughout the play area create social hubs and good surveillance of play.



SOCIALLY INCLUSIVE PLAY :

Allowing people to play together, learn in groups and/ or independently.

PARKLAND CHARACTER :

New tree planting enhances the park's existing character.



AVENUE :

A parkland characteristic that would create a central walk across the site, lined with irregularly set parkland trees, creating an informal avenue.

SENSORY BORDER :

A new primary path network provides access for all from the main entrances. Sensory planting along parts creates a setting for passive users of the park.



THE CANAL :

Small fishing pontoons would provide better recreational space and allow better access to the path along the canal.



NEW BUILDS :

Facilities built on Britten's Field should be sympathetic and agricultural in character to reduce any visual impact and remain in keeping with site location.



Deputy Clerk

From: Deputy Clerk [deputy.clerk@ilminster.gov.uk]
Sent: 16 October 2013 11:49
To: Nick Perrett (nick@redbaydesign.com)
Cc: Rachael Fenton (rachel@redbaydesign.com); 'Town Clerk'
Subject: IEF land leased to Greenfylde School
Attachments: IEF land - Greenfylde.pdf

38

Hi Nick

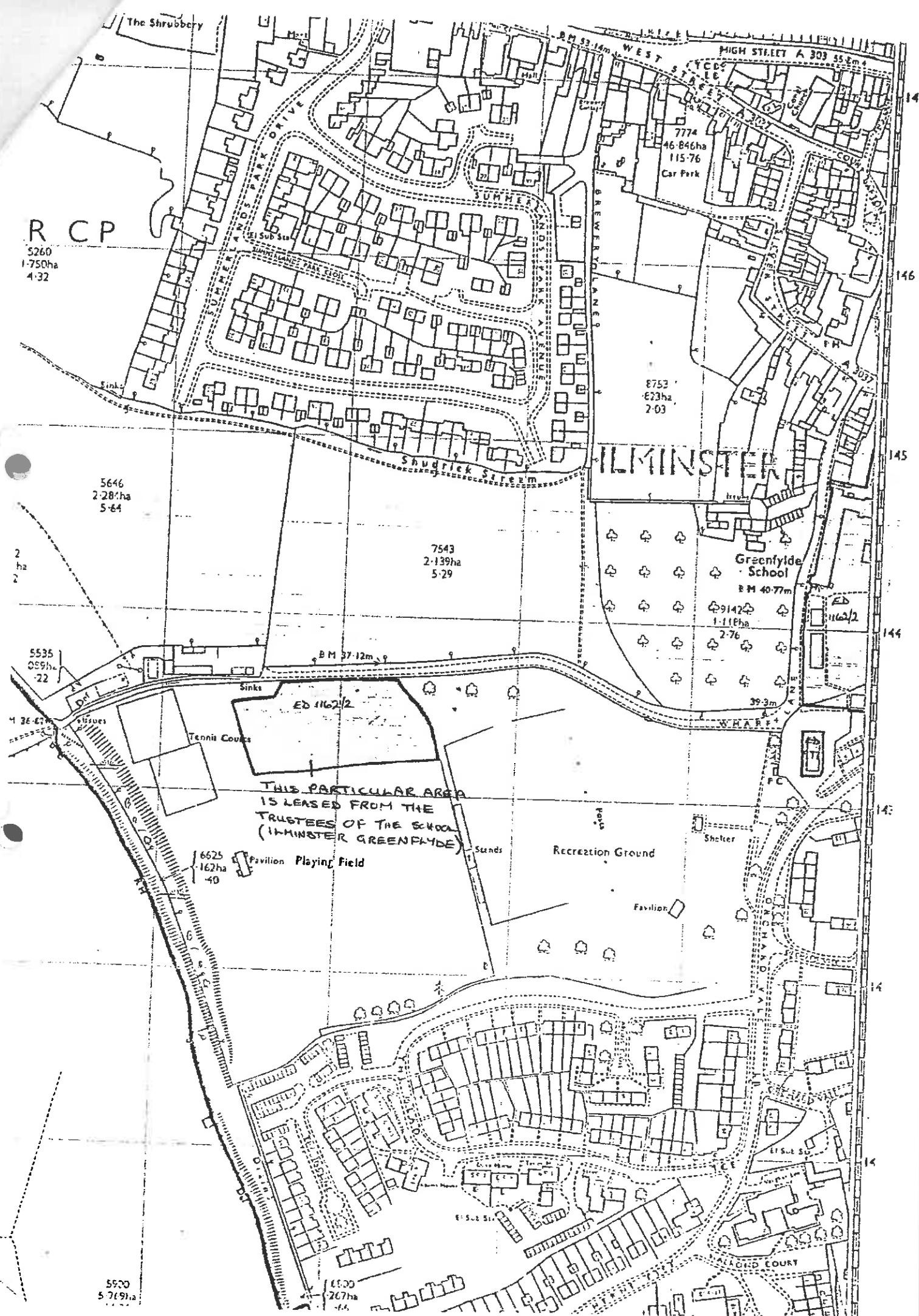
Map attached as promised.

Marilyn

Marilyn Shelley
Deputy Town Clerk

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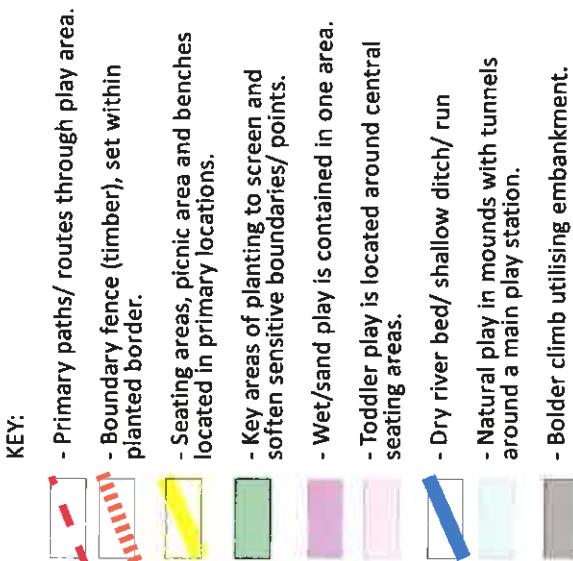
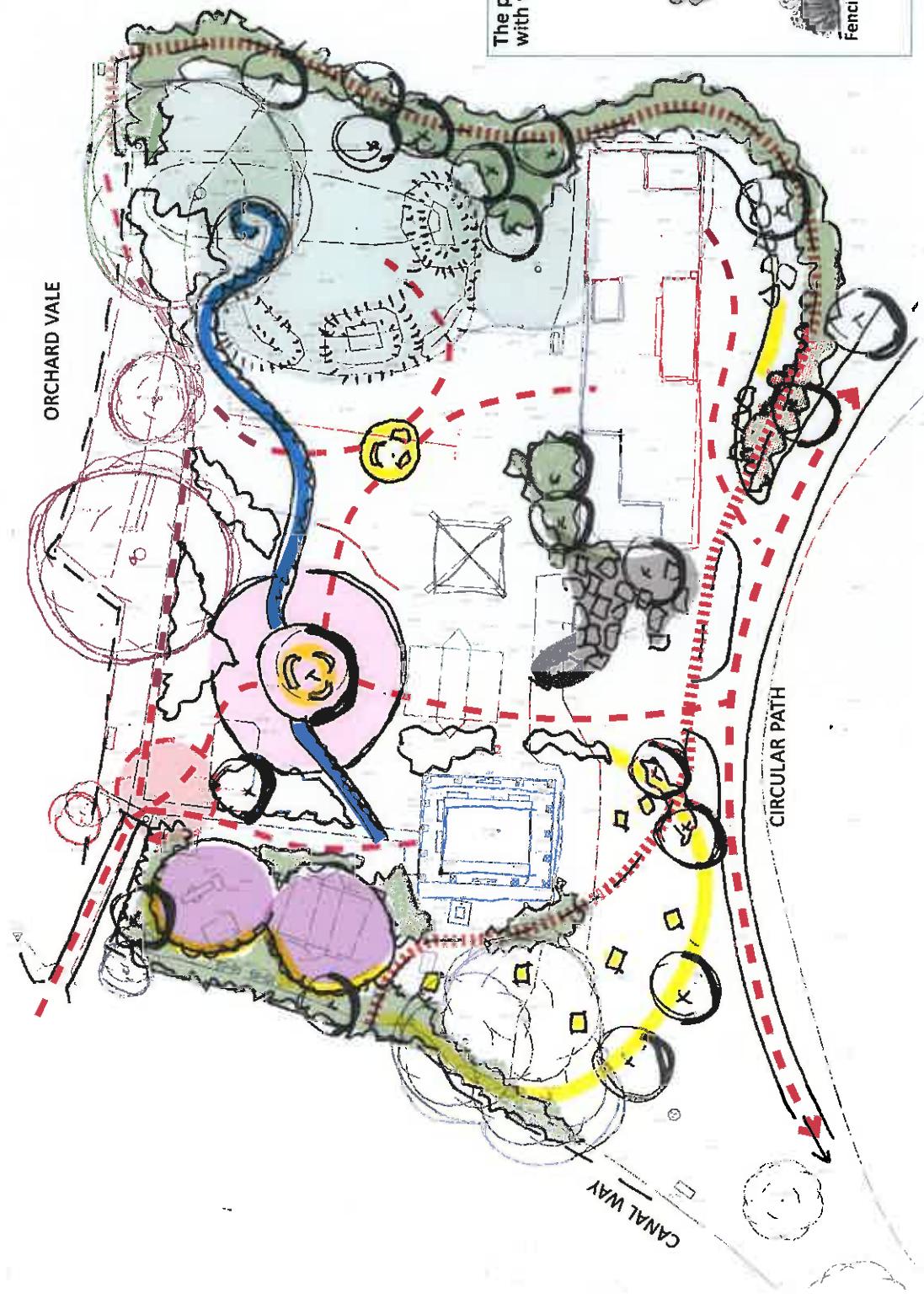
Ilminster Town Council, Council Offices, North Street, Ilminster, Somerset TA19 0DG
Tel: 01460 52149 Fax: 01460 55642 e-mail: town.council@ilminster.gov.uk



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Note:
This is a conceptual sketch looking at routes, play zones of different uses and character.



Town Clerk

From: Rachael Fenton [rachael@redbaydesign.com]
Sent: 16 October 2013 09:37
To: town.clerk@ilmminster.gov.uk
Cc: deputy.clerk@ilmminster.gov.uk
Subject: Ilminster Landscape Master Plan DRAFT
Attachments: 215-Ilminster Recreation Ground-Landscape Document.pdf

(39)

Dear all,

Hope last night went well, Nick has asked me to send through a copy of our document for your information which I have attached above.

Speak soon.

regards,

Rachael Fenton
Landscape Architect

red bay design

Studio Five, Cockington Court, Torquay, Devon, TQ2 6XA Telephone: 01803 605 735 Mobile: 07867557087

www.redbaydesign.com

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Ilminster Recreation Ground Landscape Analysis and Master Plan

Autumn 2013

DRAFT

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Introduction	
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Introduction

Key Attributes Expected of the Recreation Ground:

- The Master Plan project was launched in the Autumn of 2013 at the instigation of Ilminster Town Council. The project is led by a client group (Open Spaces Review Group) made up of Town Councillors, representatives from South Somerset District Council, Open Spaces Warden and representatives of sports clubs using the recreation ground.
- The project is essentially a complete review of the recreation ground including Britten's Field. This work comprises of a strategic design for; land use; sports, travelling fair, play, passive recreation, amenity facilities, wildlife; infrastructure; entrances, path network, boundary treatments, parking and planting strategy including areas for wildlife.
- The park includes areas; Recreation Ground, The Chard Canal, Play Area, Britten's Field and 'The Rise' which runs south, east of Herne Hill.

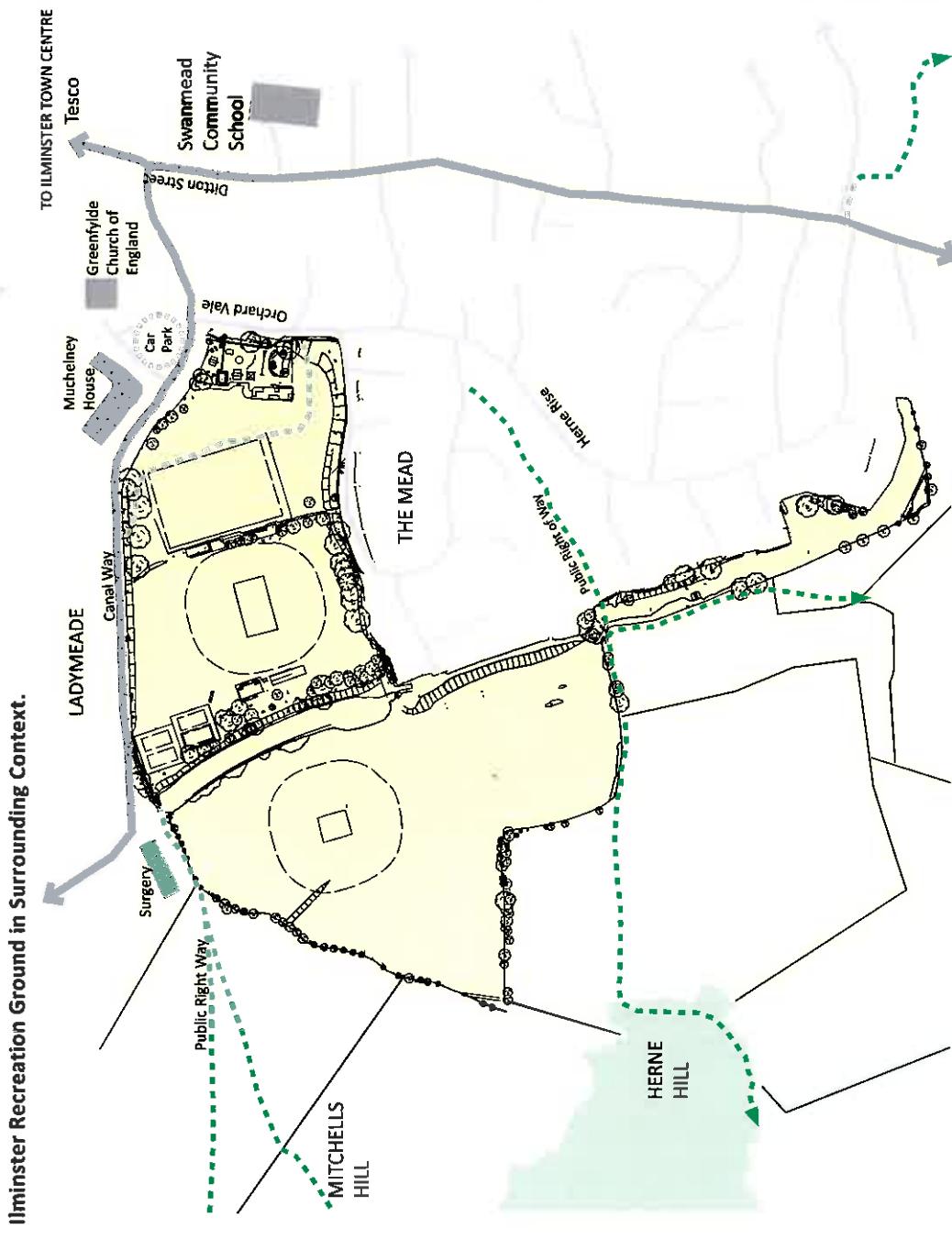
CLIENTS BRIEF

This project provides an opportunity, to create a destination open space in the heart of Ilminster that meets the needs of local residents and support users.

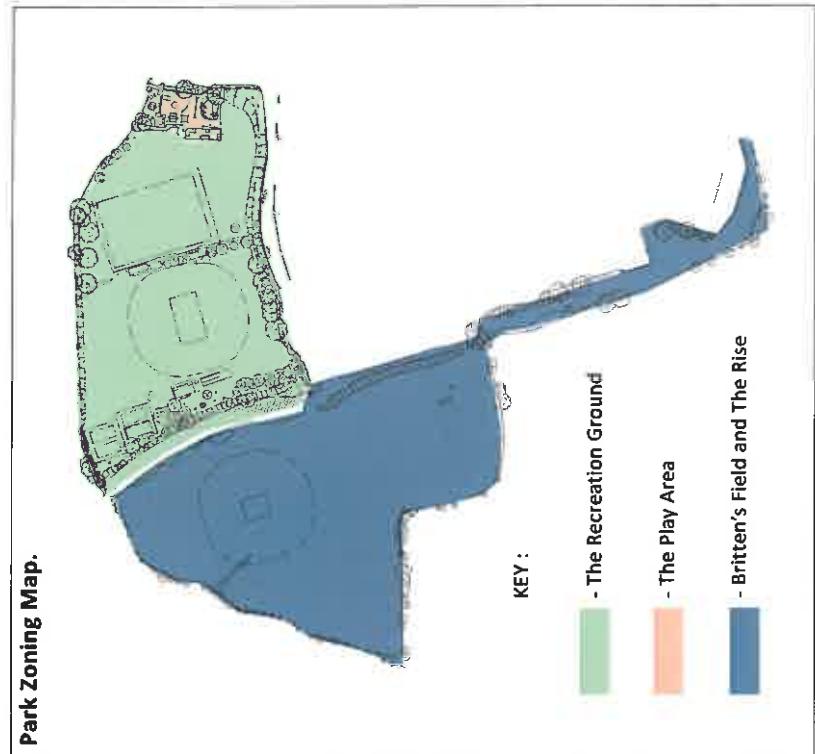
Project & Design Scope Objectives:

1. To create a master plan for Ilminster Recreation Ground and Britten's Field (which will form a key part of a future strategic view of Ilminster)
 2. To use existing information to inform the master plan e.g topo, census information, previous related projects that did not reach fruition.
 3. The master plan must be sufficiently flexible to respond to the current needs and future aspirations of all users and potential users.
 4. To use consultation feedback already gathered for key stakeholders including Ilminster Town Football Club, Ilminster Cricket Club, residents and Town Council staff.
 5. To create an exciting, fun and safe place for children's play.
 6. To create a play area that incorporates the SSDC Play Policy & Strategy, Enriched Play Environment Criteria & best Play Objectives.
 7. To use the design process as an aid to establishing budget parameters for both implementation of the master plan and future maintenance.
- THE MASTER PLAN**
- The production of the Master Plan will encompass 3 key stages :
1. Production of the Master Plan Sketch Design, this includes :
 - Review all existing information and site survey
 - Produce landscape analysis
 - Draw up 2 land use and layout options
 2. Stakeholder Consultation, this includes :
 - A single drop in exhibition open to the public, presenting ideas to encourage community participation in the design of the Park
 - In addition to the above event we will undertake targeted consultation for other key stakeholders, this would be up to two meetings over one day.
 - We will compile a short report on the results of the event. One of the aims of the event will be to gauge community feeling as to priority of projects that should be taken forward.
 3. Master Plan - Final Design
 - Following the feedback from the consultation event and the client, we will present findings of the consultation event to the OSRG.
 - We will modify the master plan design for final approval.
 - This will comprise of an amended scaled plan drawing and 3D images of design features. We will prepare a budget cost schedule of likely works to deliver the plan.

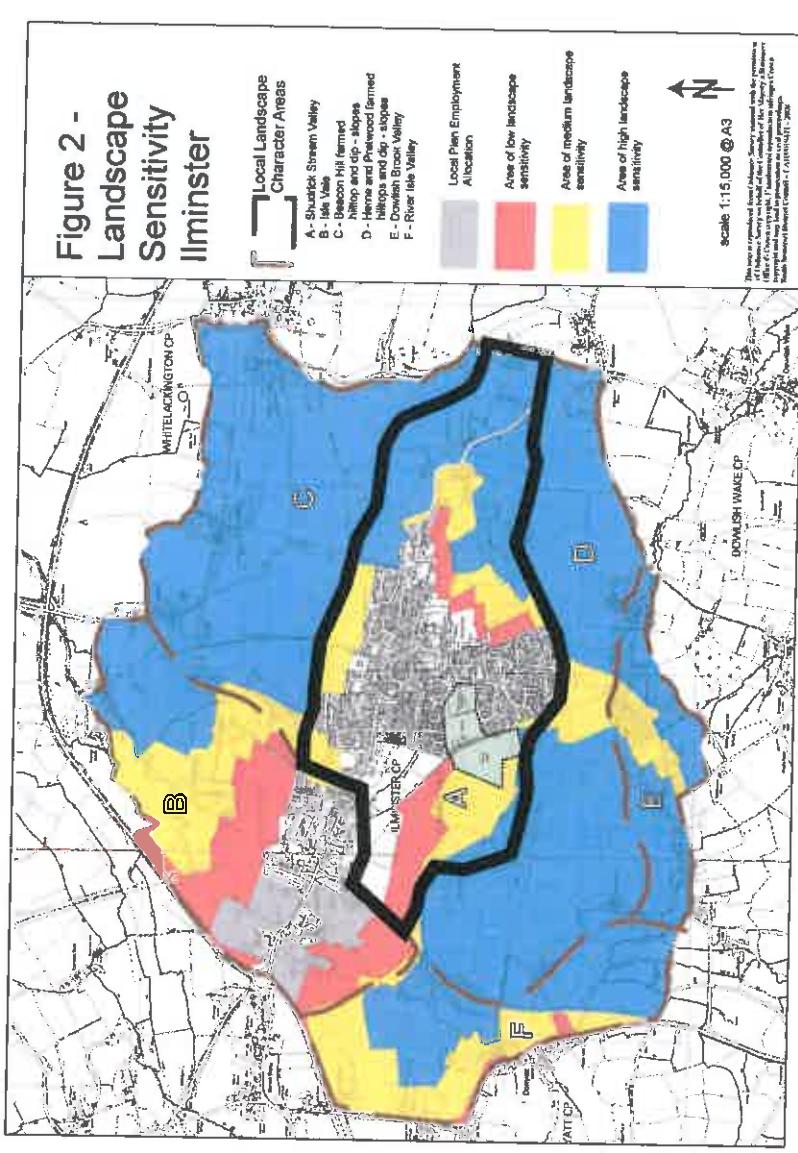
The Site.



Ilminster Recreation Ground in Surrounding Context.



Landscape Character Analysis :



South Somerset District Council's Landscape Character Assessment (1993) of the district placed Ilminster within the landscape character zone 'Yeovil Sands, Hills and Valleys'.

'An "interesting balance of low hills and small valleys, with medium sized fields, well hedged". This description also fits the outlying hills at Pretwood and Herne Hill, Ilminster. These form an attractive setting to that town with a particularly pleasing combination of broadleaved woodland, herb-rich pastures, old down-slope hedge patterns and an ancient ridge-top parish boundary.'

Shudrick Stream Valley.

Ilminster was subdivided in the Peripheral Landscape Study (2007) into Landscape Character Areas, shown in the adjacent Figure 2. LCA 'A' Shudrick Stream Valley, encompasses the town centre, following the east-west axis, within the valley landscape between Beacon Hill in the north and Herne Hill in the south-west.

Relevant Key Characteristics, are...:

- The town centre is dominated by the Minster with its tower a distinctive focal point.

-The town recreation ground separates housing from the town core and links with playing fields below Herne Hill.

- Recent residential development between Station Road and Canal Way. Clearly defined by hedge lines, some newly created. Mixed farmland lies against this edge to the south, characterised by mid-scale fields, relatively open and primarily rectilinear in pattern, that rises gently from the town, toward the wooded crown of Herne Hill, a local landmark.

Landscape Sensitivity :

The assessment goes on to give each LCA a landscape sensitivity based on its strength of character, condition and historic evolution.

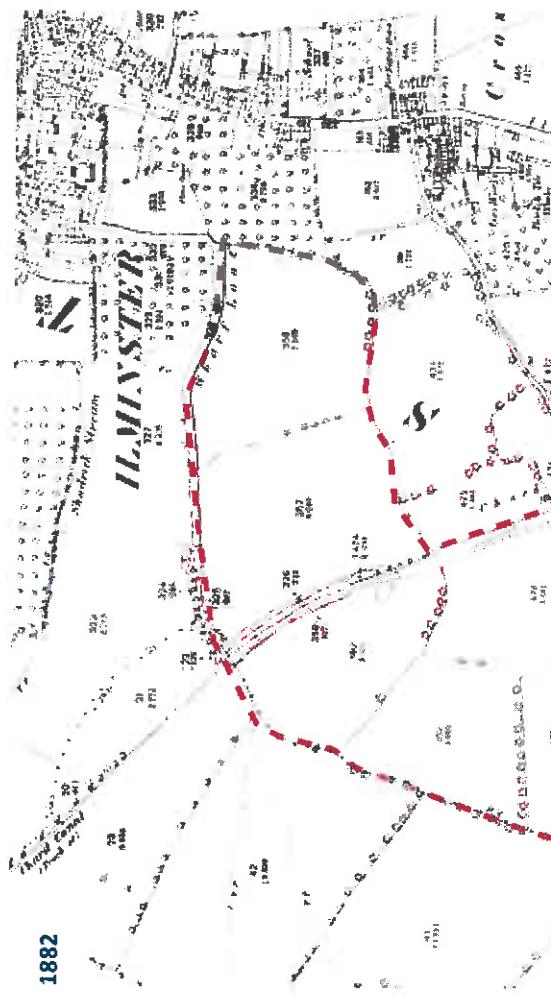
The relevant appraisal concludes :

The agricultural land to the south of Canal Way is defined by trimmed hedges with occasional specimen trees, and contrasts with the emphatic housing edge to the north.

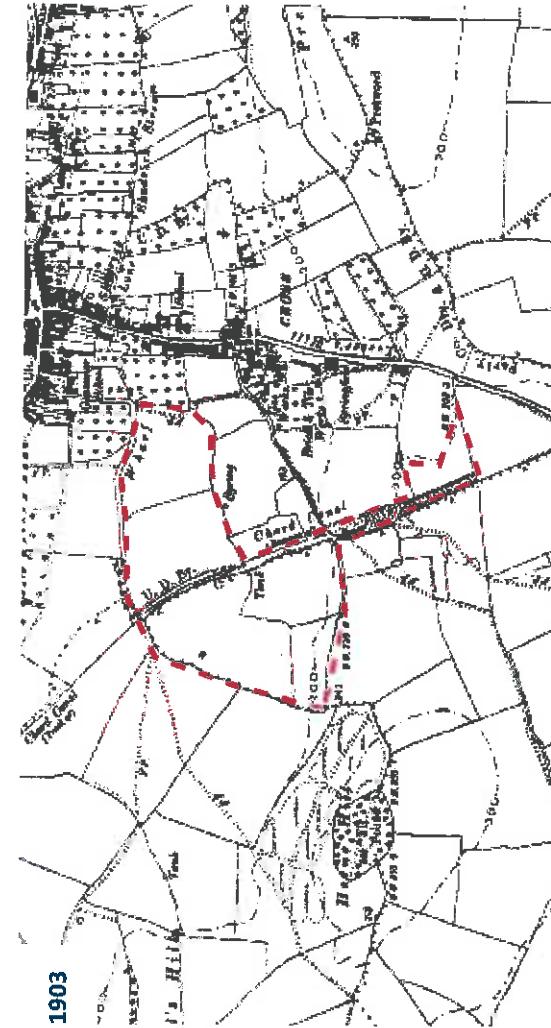
The openness of the fields allows for urban character to predominate, and recent development has cut across the grain of the field pattern, hence the sensitivity is considered to be low.

By contrast, the head of Herne Hill, with its broadleaved crown and ridge extension and hedgerow links to Mitchells Hill, is a local landmark and expressive of local character and is thus graded high.

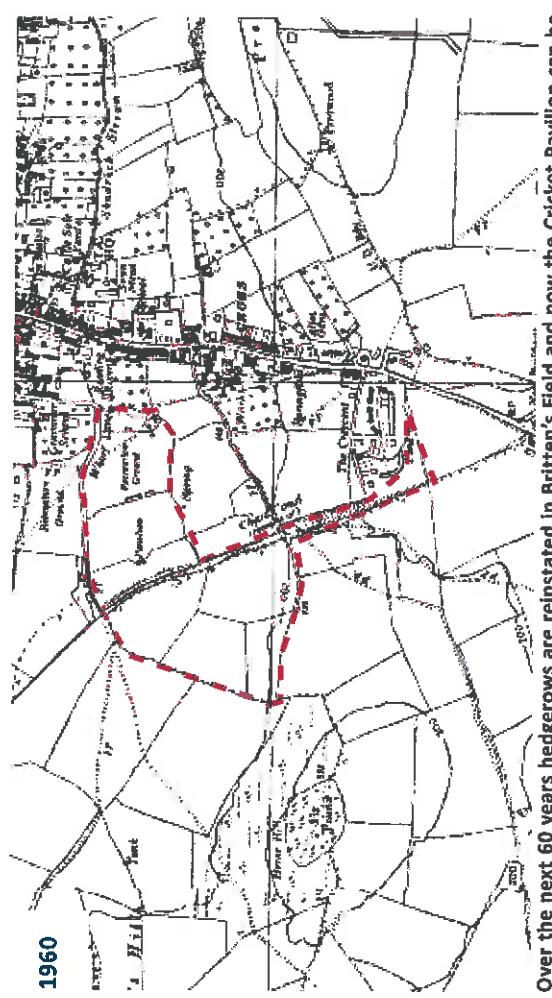
Historic Maps of Ilminster Recreation Ground.



The earliest map shows the Recreational Ground and surrounding area as agricultural land. Field hedgerows and hedgerow trees can be seen dividing the recreational ground in to two parcels of land and Britten's Field in to four fields.



By 1903 internal field boundaries within Britten's Field have been removed, creating three larger fields. In the wider area, orchards can be seen occupying a high percentage of land around Ilminster's town centre.

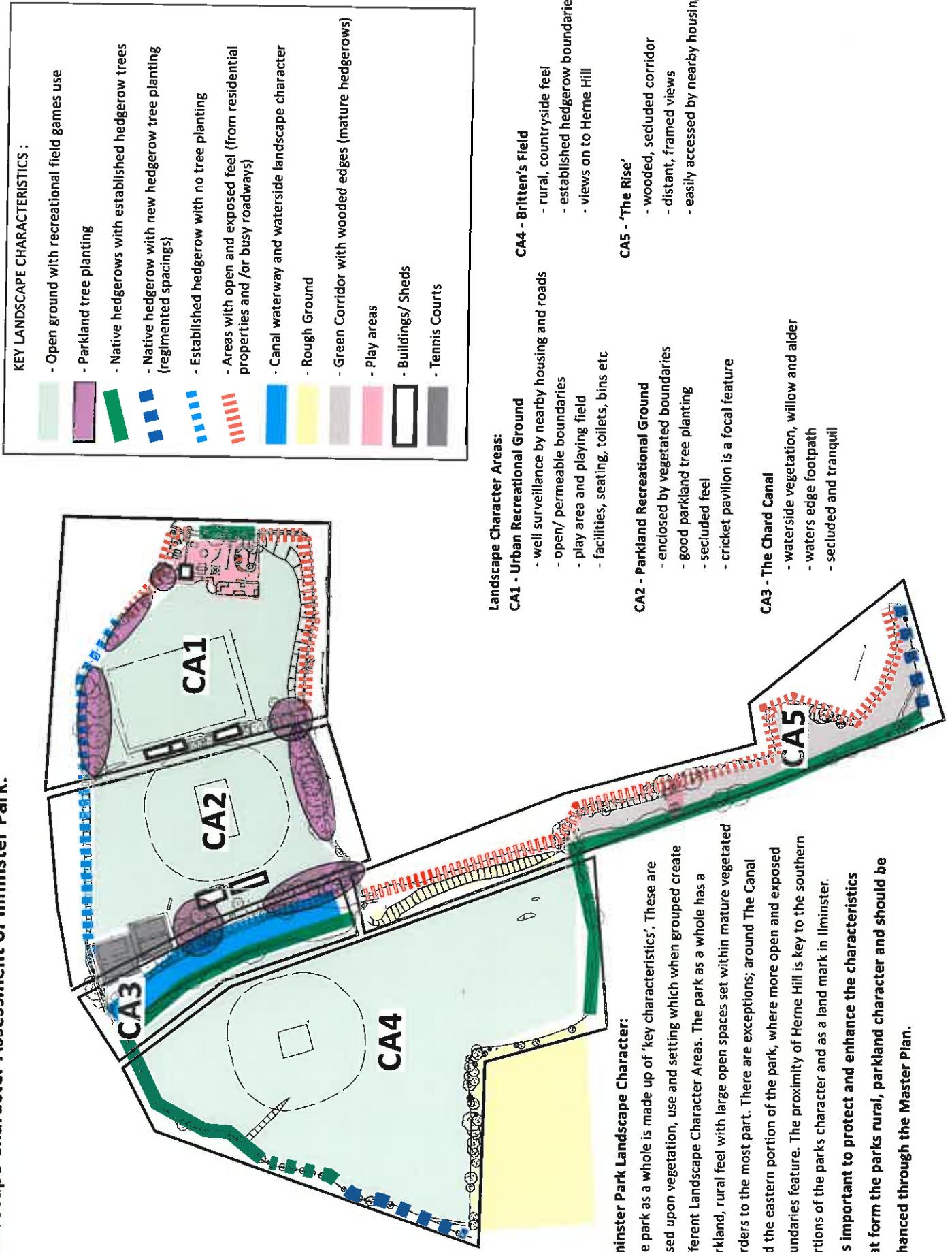


Over the next 60 years hedgerows are reinstated in Britten's Field and now the Cricket Pavilion can be seen on the map with a new internal boundary parallel to the canal.

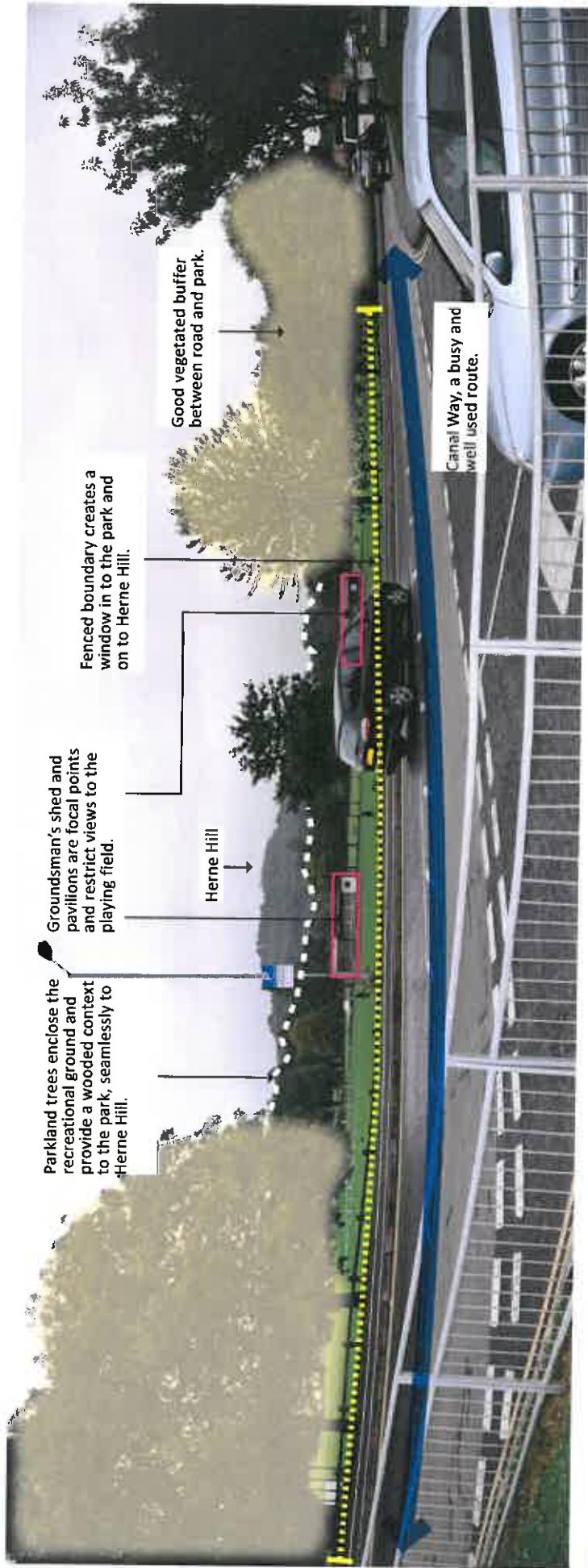


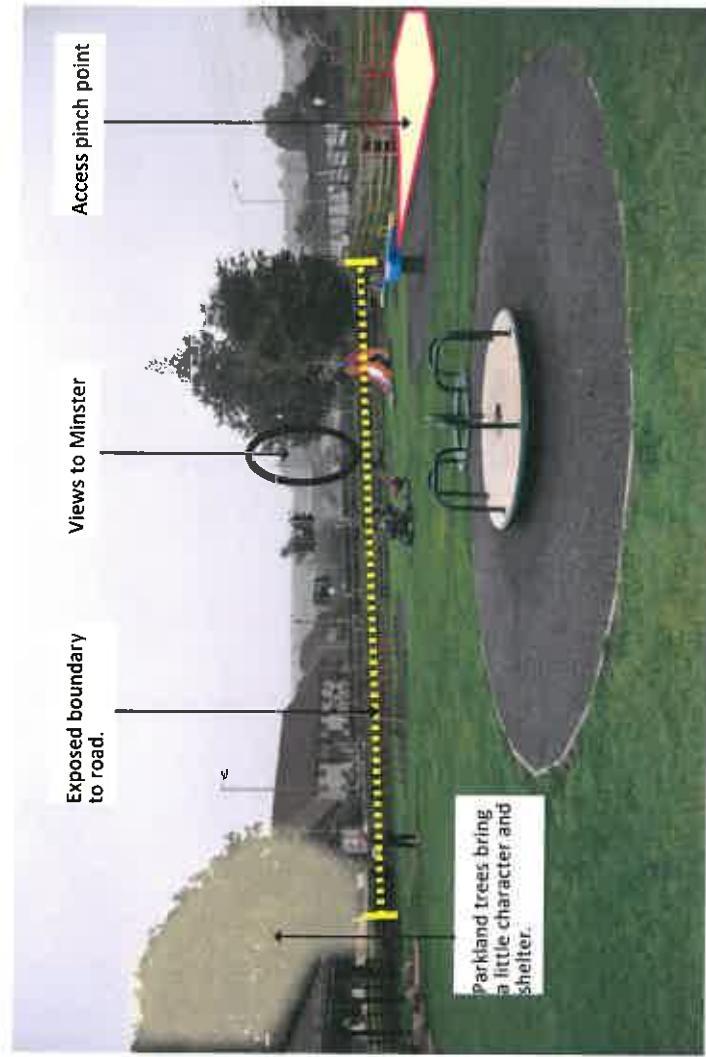
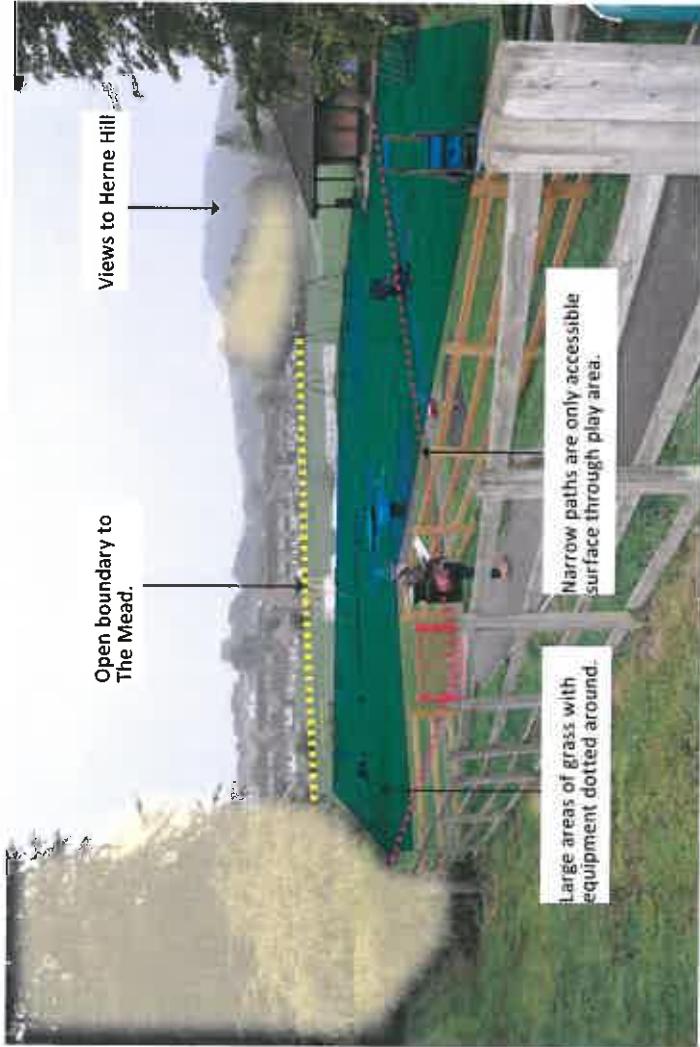
By the 70's the tennis courts and playing fields can be seen. The context of the map has also developed considerably with The Mead housing to the south and the east bring growing Ilminster up the edges of the park.

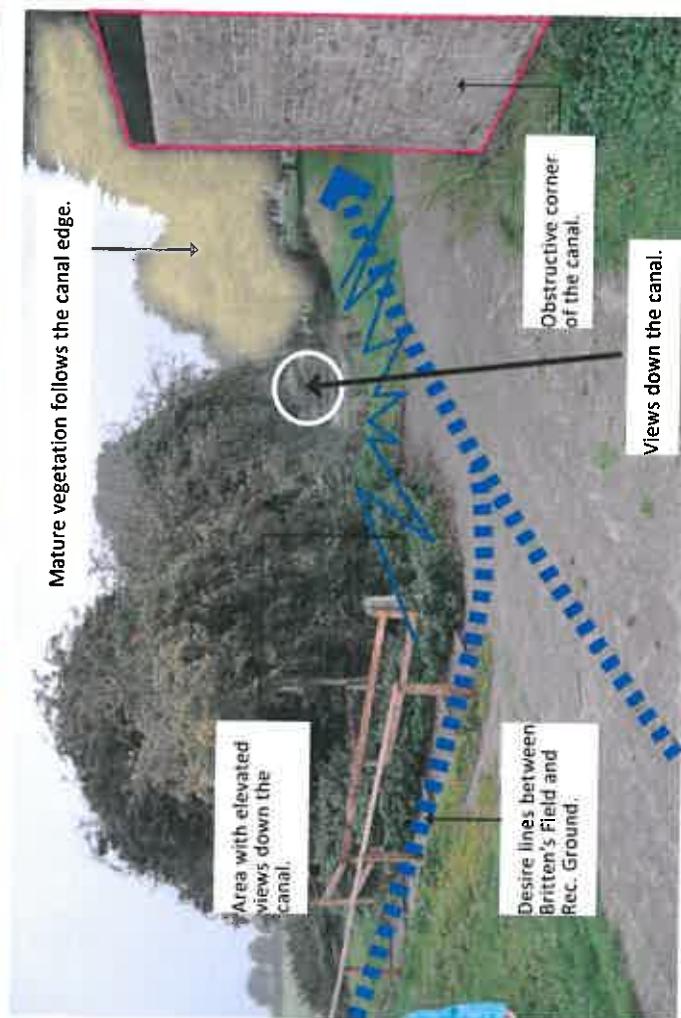
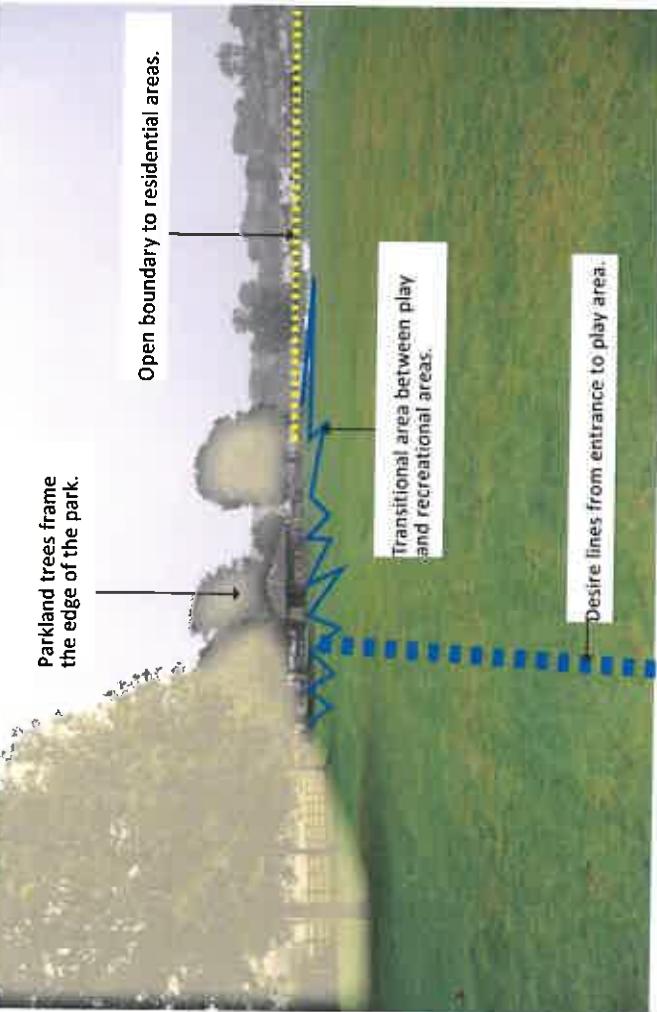
Landscape Character Assessment of Ilminster Park.

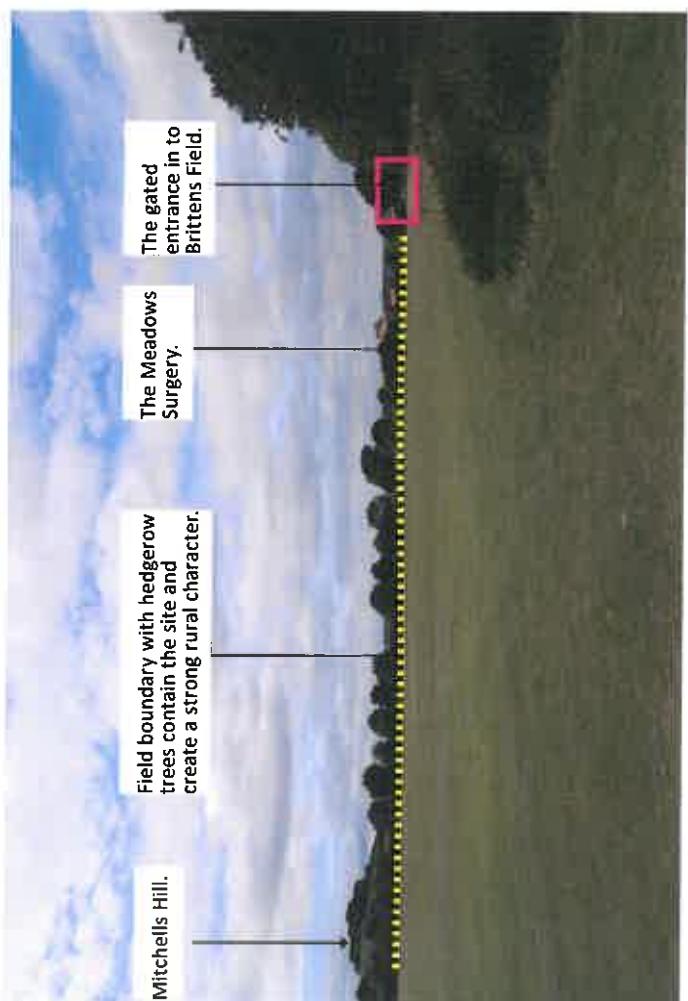
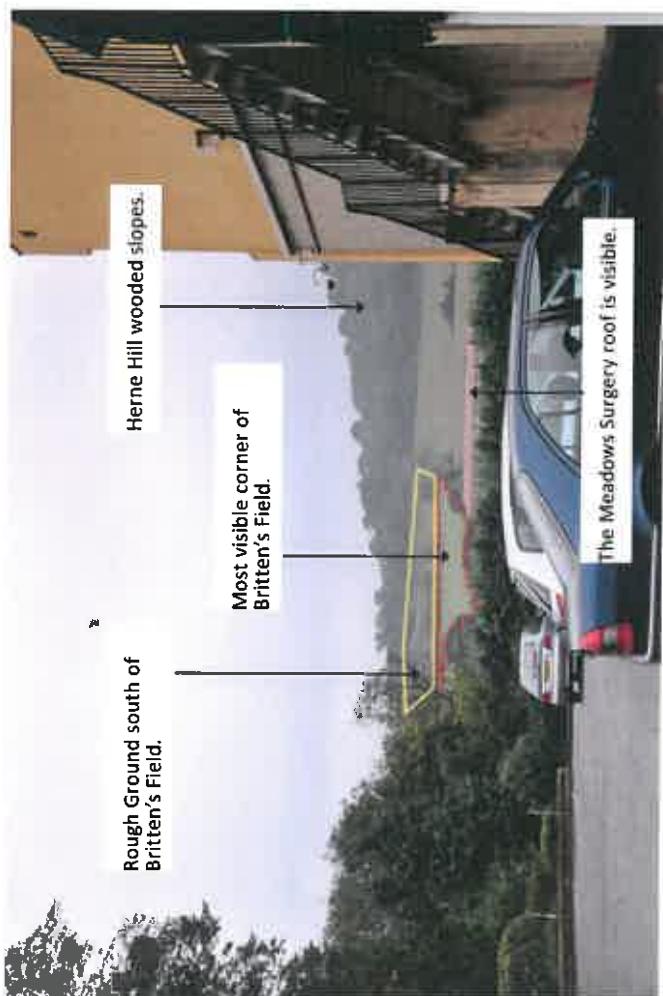


Visual Analysis of Key Views In and Around Ilminster Park.









Recreation Ground Site Conditions.



Fence boundary along Canal Way, allowing views into the park.



Parkland trees are a strong landscape characteristic of the park.



Established hedgerow along Canal Way provides a valuable green buffer between the busy road and park.

Pedestrian entrances are simple access points, with low presences or 'gateway' presence, hard standing also stops and gives way to grass.



Fencing around the playing field, Groundsmen's Shed and football Pavilion are dominant features in the view across the park, creating maintenance issues.



Ornate metal benches feature in places, around northern pedestrian entrances.



The boundary to The Mead is open with concrete bollards, some tree planting has been planted, but inappropriate plant sizes are slow to establish.



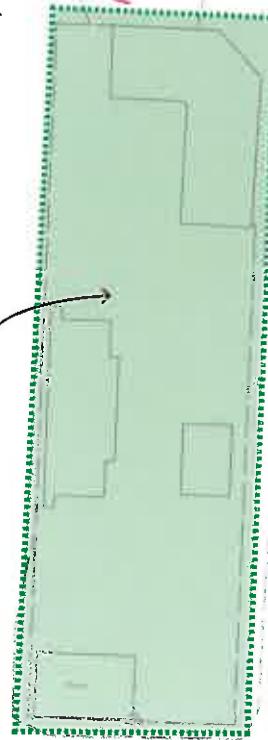
Pinch point between Britten's Field and the Recreation Ground, views are available over the canal, an opportunity here to create a new seating area.



The canal walk is narrow and can get overcrowded when used by fishermen, opportunity for better access along the canal and allow space for fishermen.

Play Area Site Analysis :

Skate park, consists of ramps and railings, well used by all including those in wheelchair.

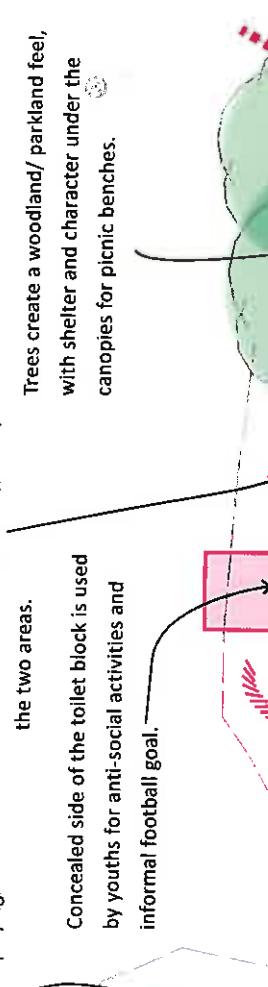


Fencing creates an open and visually permeable barrier to the wider park, but with little interest or appeal.

Cable swing does not run smoothly on flat ground in this location.

Grass mounds take up a large amount of the play space with little play value.

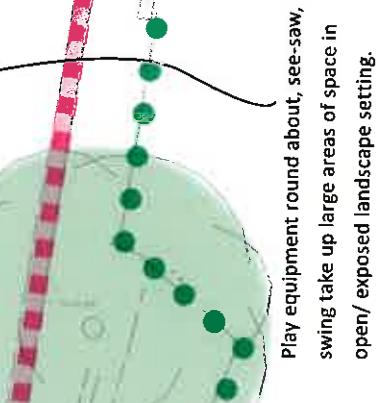
Open aspect to recreational ground, creates a conflict between dog walkers and young children playing.



Concealed side of the toilet block is used by youths for anti-social activities and informal football goal.

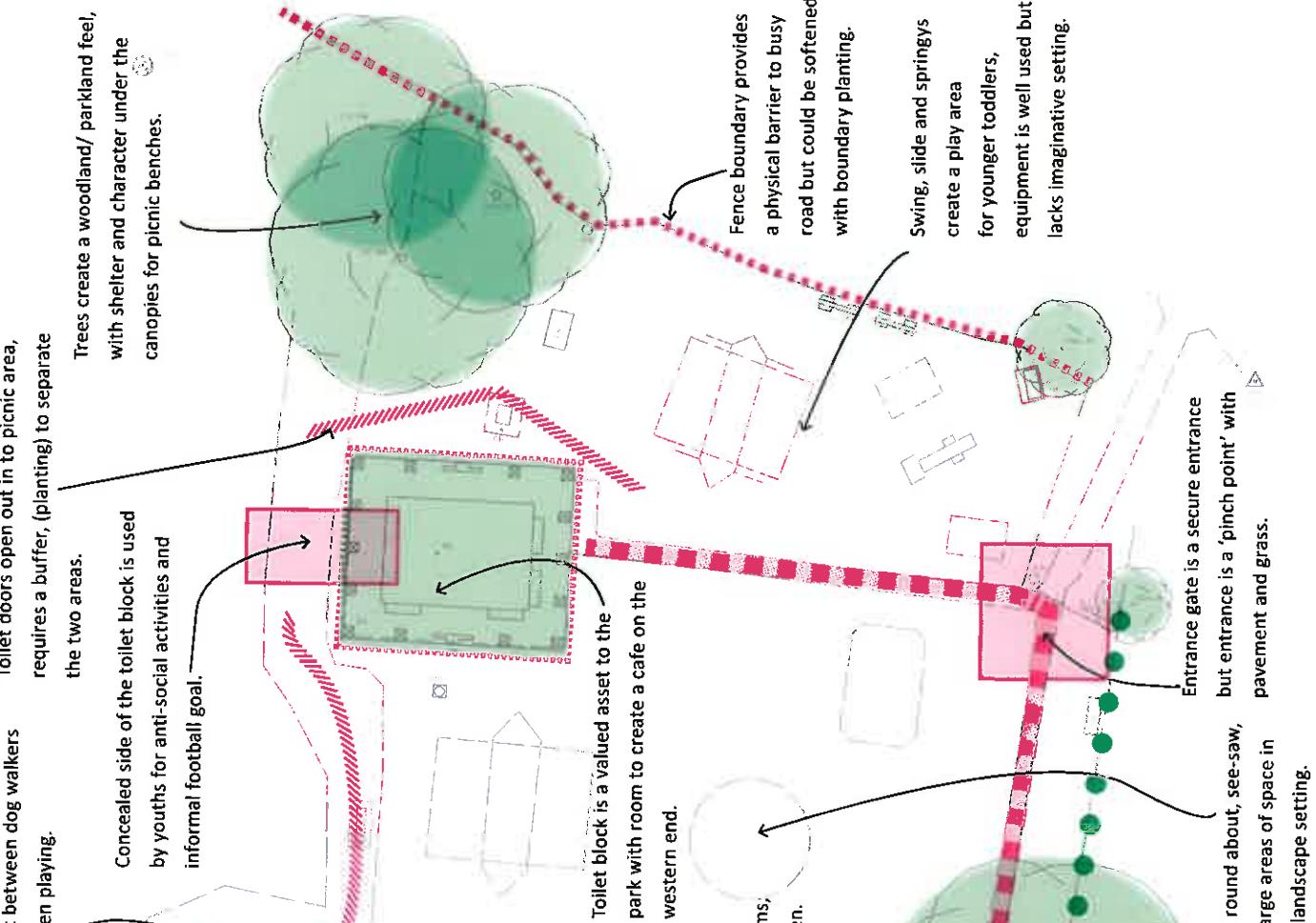
Toilet block is a valued asset to the park with room to create a cafe on the western end.

Paths are narrow and do not comfortably fit people using prams, wheelchairs, parents with children.



Established hedge boundary provides valuable barrier between the roadway and the park, creating a sense of seclusion, without restricting views too much.

Oak tree and beech tree provide shelter and landscape character to the play area.



Trees create a woodland/parkland feel, with shelter and character under the canopies for picnic benches.

Fence boundary provides a physical barrier to busy road but could be softened with boundary planting.

Swing, slide and springys create a play area for younger toddlers, equipment is well used but lacks imaginative setting.

Entrance Gate is a secure entrance but entrance is a 'pinch point' with pavement and grass.

Play equipment round about, see-saw, swing take up large areas of space in open/exposed landscape setting.

Play Area Site Conditions.

The play area is used heavily by those in the local community, with valued facility; a toilet block, it is a popular destination for parents in the area. The weaknesses concern the overall play value and setting of the play area, the area offers little more than equipment in grass at the moment. Accessibility is poor, not only for wheelchair users but families, the paths are limited, narrow and awkward to use.
The space has great potential as fun and exciting space for all.



Relationship between the toilet block and picnic area needs defining so that the two uses feel separate. The parkland trees create a nice character in the corner which softens the transition between the play area and recreational ground. Planting areas could also help to reduce the use of the shelter as a football goal and the careful location of picnic benches could discourage the use of anti-social activities.



The large oak tree is a good focal point and creates a corner to the play area. The grass mounds lack interest and excitement to encourage play in this area.



Roundabout and see-saw occupy a lot of central space, wasted opportunity of such a large space.



Play equipment that appeals to a wide range of ages.
The play area has a partial parkland character due to the established hedge boundary and trees along the eastern boundary.



Little transition between parkland and play equipment around the toilet area.



The entrance allows views down in to the play space and beyond to the trees.
The fence and level change separates the busy road and play area but this end of the play area feels quite exposed to the busy traffic.



The zip line is in poor working order and draws a line across the play space/ acting as a barrier to the flow of space.

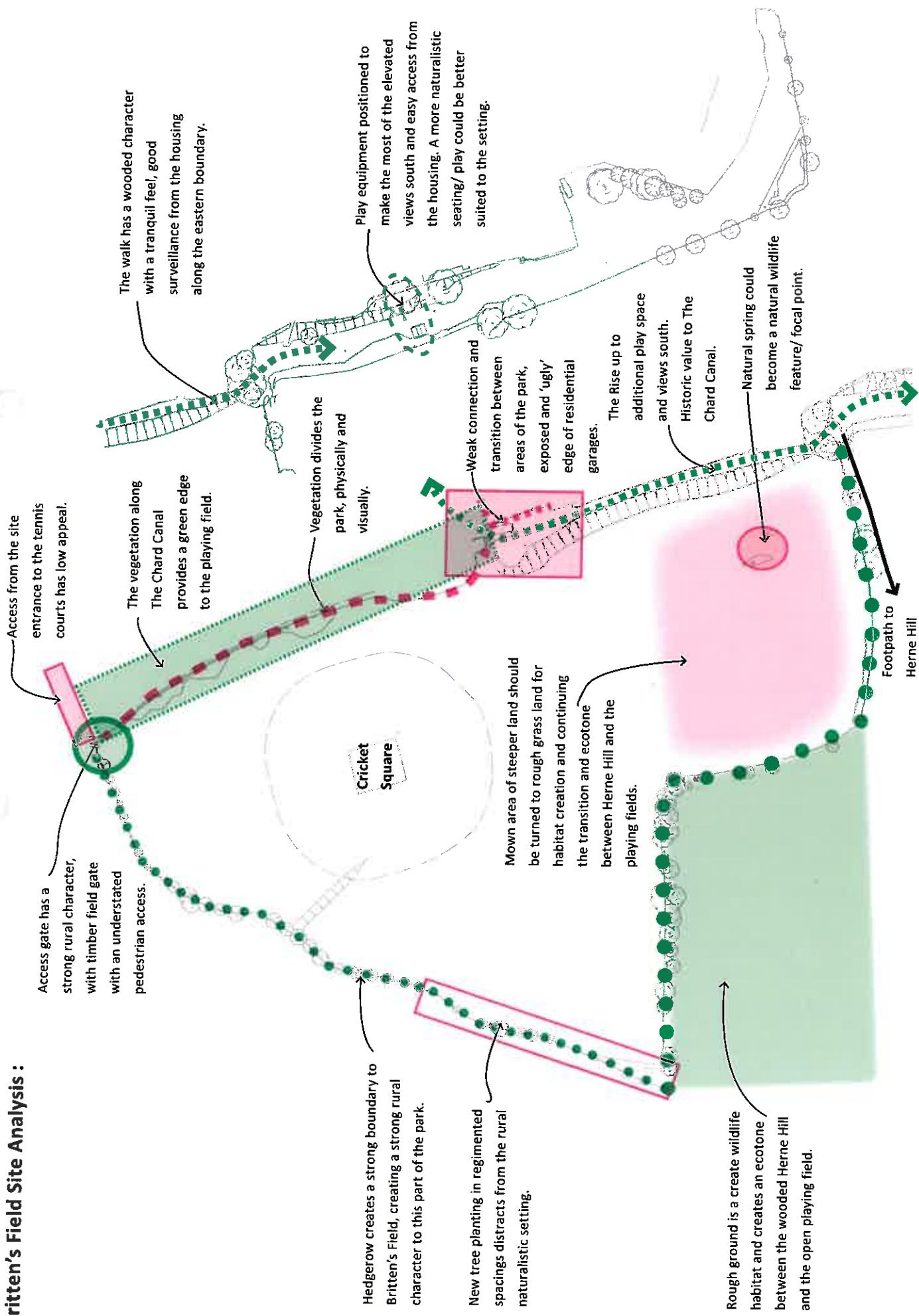


The skate park is a popular, well used asset, used by all, although stands out as an additional feature from the rest of the play area.



No barrier between the recreation area and the play area gives a feeling of openness but also a vulnerability between conflicting uses.

Britten's Field Site Analysis :



Britten's Field Site Conditions.



Informal paths link to surrounding housing, allowing good and easy connectivity to the park.



Field gate access creates a low key rural feel to the entrance of Britten's Field.



Views from the higher ground give a great outlook across the site and Ilminster.



The vegetation along The Chard Canal, creates a defined line along the eastern boundary of Britten's Field, this separates the recreation ground and field.



Views looking west and on to Herne Hill capture a rural quality, of open space, hedgerows and woodland.



The boundary / corner to the residential corridors is weak, open and creates a pinch point at key area between the two parts of the park.



The rise runs up along the housing and up the rise, with historical relevance to the canal and transportation of barges. No historical reference is made at present. A window view opens up across the landscape looking south between the corridor of hedgerow trees.



A few pieces of play equipment provided for the houses at the top of the rise, swings make a point of the elevated position and views south.



The open landscape has great elevated views from the southern, higher ground. Steeper areas are mown unnecessarily.

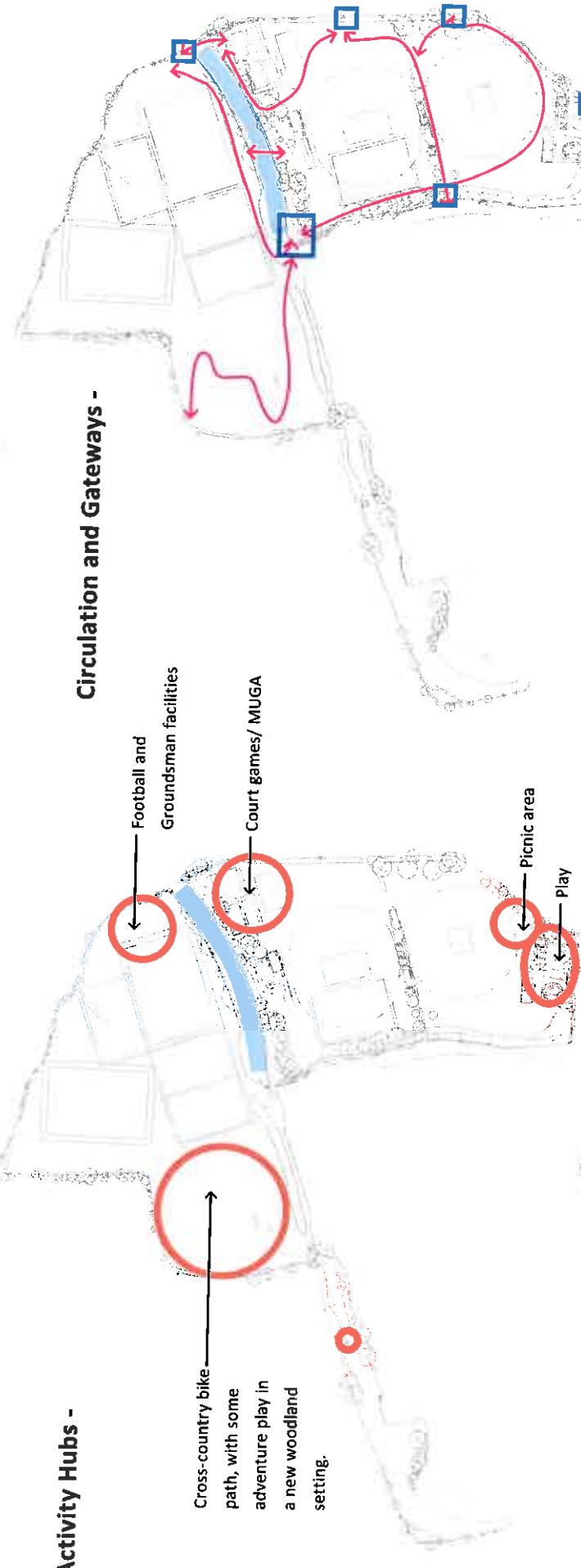


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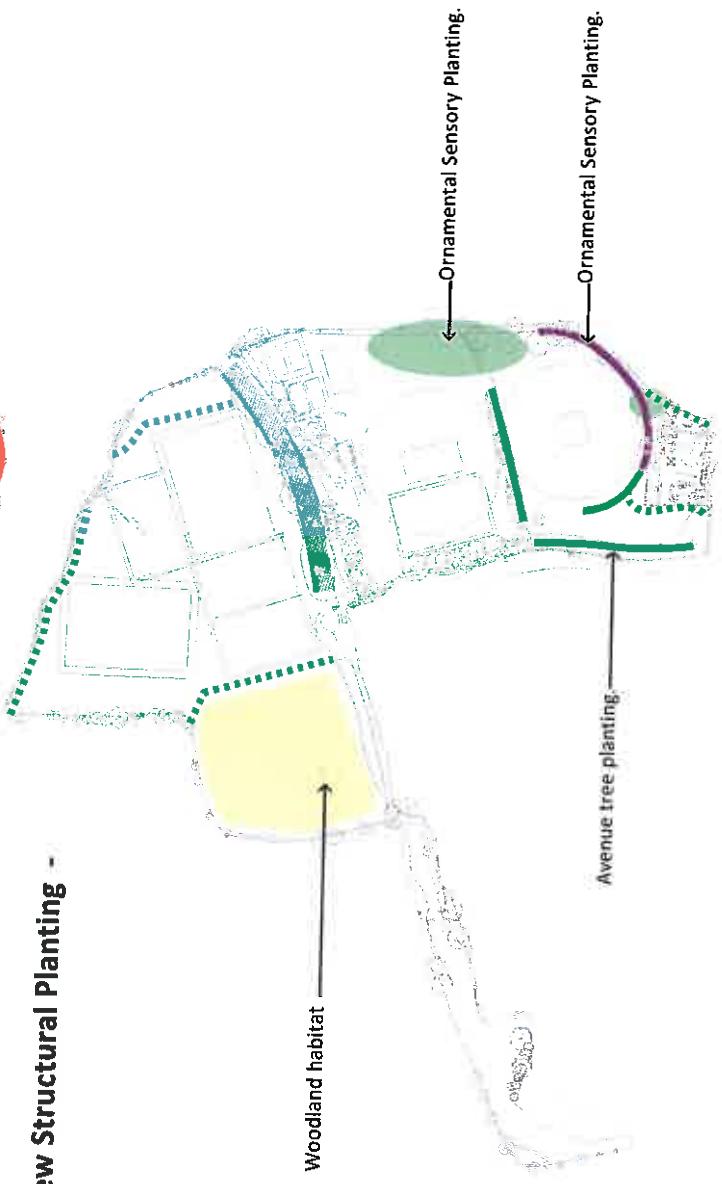


The rise opens up in to a open space where gardens open out to and some young fruit trees have been planted in the far corner.

The Proposal - THE CONCEPT.



New Structural Planting -



Land Use Plan - THE PROPOSAL.

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA locations.

Notes :

Junior football pitches have been based upon The FA's Technical Standards for U11 and U12 (9v9) 74mx46m.

Facility buildings, MUGA and parking area is indicative in size.

The higher, visually sensitive part of Britten's Field becomes a **wildlife habitat**, an ecotone between woodland and playing field.

Opportunity for natural play/
viewing area and cross
country bike path.

Sports playing facilities are largely separated in to clubs across the park.

Additio tree planting helps to break down the regimented tree planting along the hedgeline.

New football pavilion and groundsman shed designed with an agricultural character, located behind the surgery.

New Car parking has access from Canal Way/ surgery, located in a visually discrete location, maintaining views in to the site.

Potential board walk access, physical or visual connection over canal.

Access from Britten's Field via the canal with embankment path.

MUGA creates a new play hub around existing courts, distributing uses.

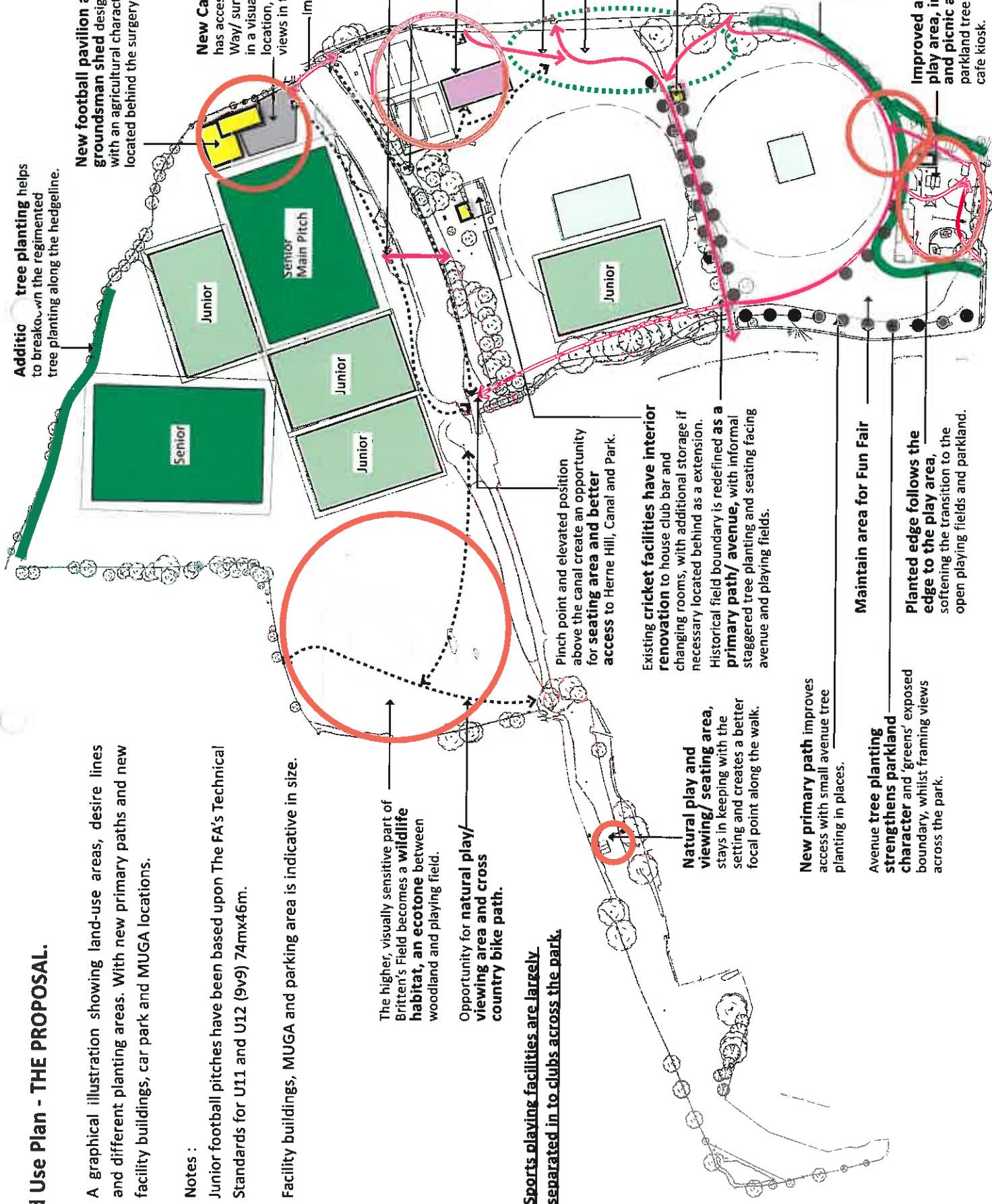
Improving access and entrances in to the park.

New parkland tree planting extends along the northern portion of the site, heightening character.

Rebuild social club for cricket (if bar not possible in existing pavilion).

Planted sensory border follows new pathway with seating points/ play/ fitness features leading up to the play area.

Improved access through play area, improved entrance and picnic area with additional parkland tree planting around new cafe kiosk.



Land Use Plan - THE ALTERNATIVE

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA.

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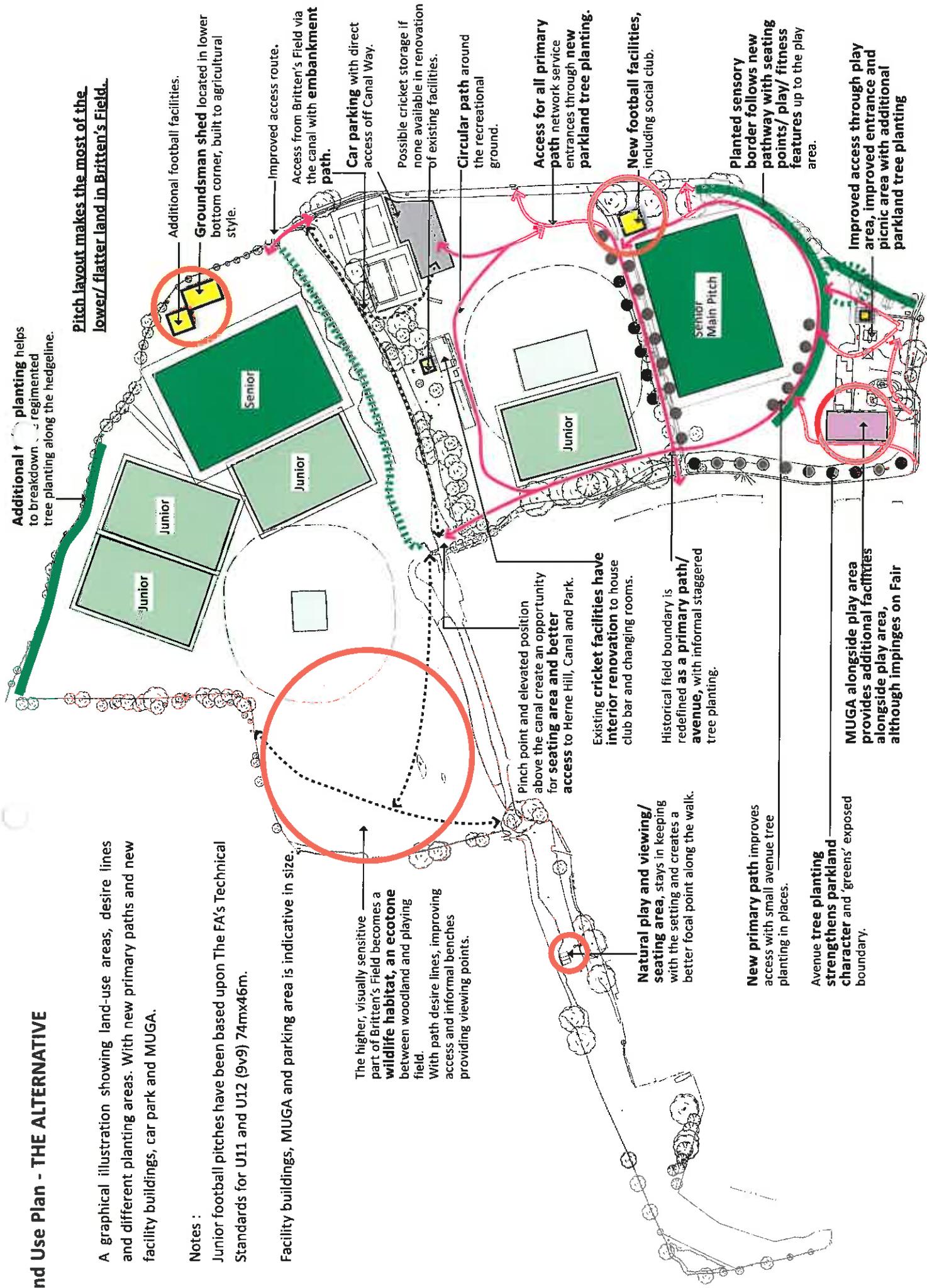
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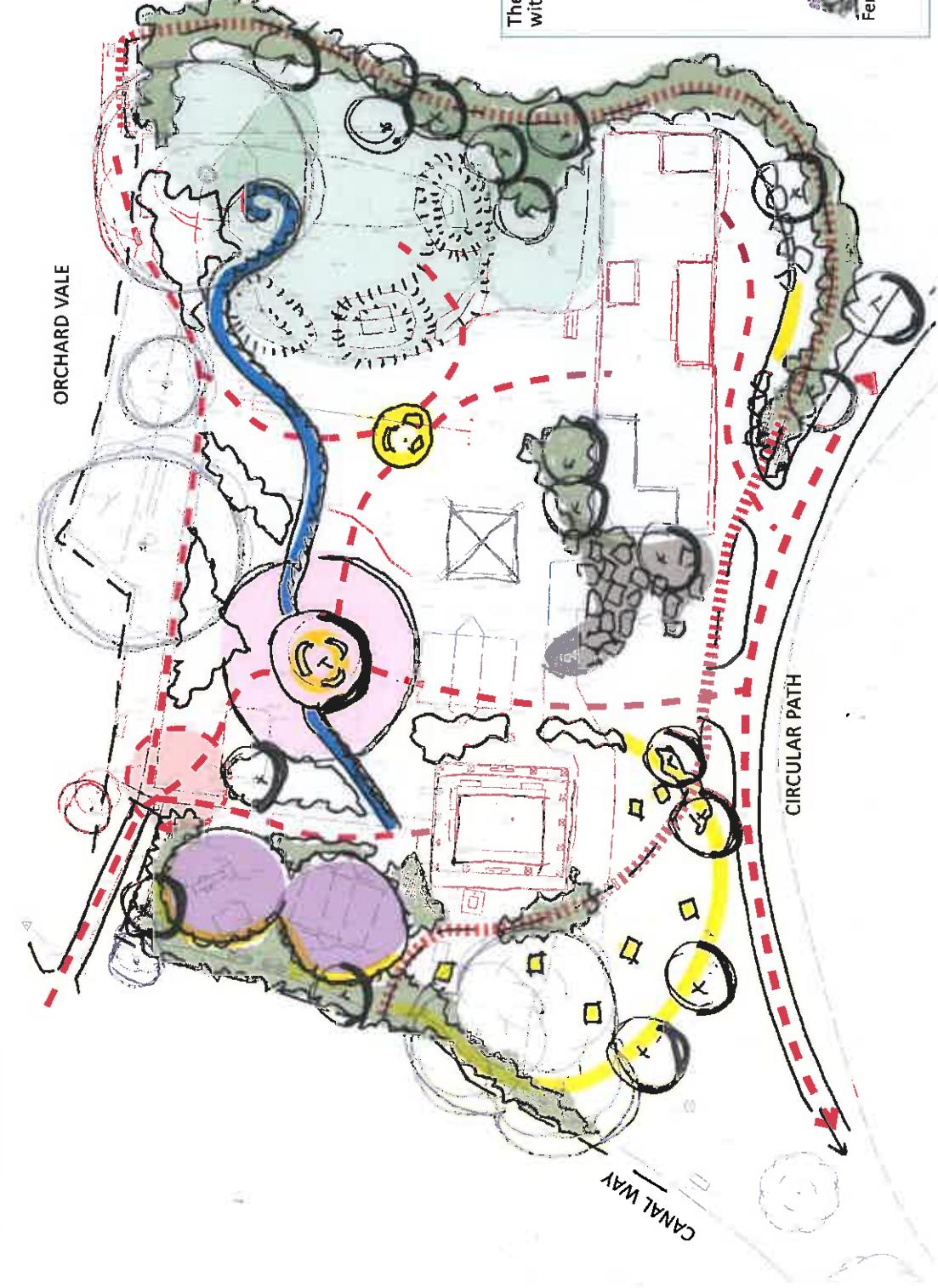
Avenue tree planting strengthens parkland character and 'greens' exposed boundary.



Play Area - THE CONCEPT.

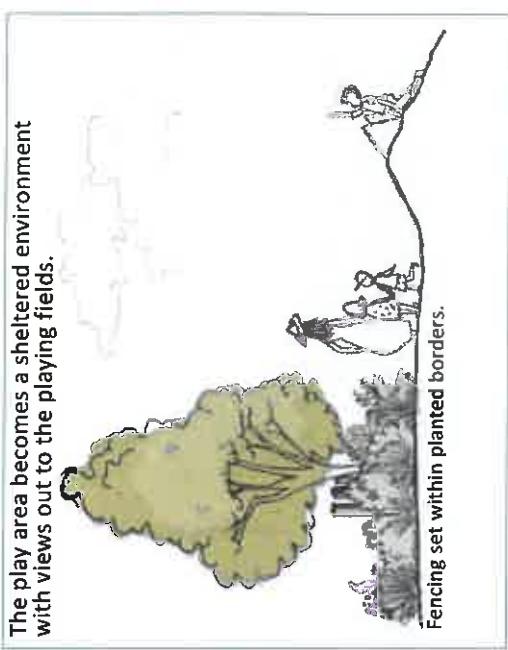
The play area becomes an exciting landscape and setting where natural and equipped play occurs side by side. Routes through the play area are accessible to all with primary seating positions situated in central parts, around key play zones. The boundary is informal with fencing set in a planting buffer to soften the play areas containment.

Note: This is a conceptual sketch looking at routes, play zones of different uses and character.



KEY:

- Primary paths/ routes through play area.
- Boundary fence (timber), set within planted border.
- Seating areas, picnic area and benches located in primary locations.
- Key areas of planting to screen and soften sensitive boundaries/ points.
- Wet/sand play is contained in one area.
- Toddler play is located around central seating areas.
- Dry river bed/ shallow ditch/ run
- Natural play in mounds with tunnels around a main play station.
- Bolder climb utilising embankment.





PLAY FEATURES :

Equipment uses the landscape; landform, vegetation and surfacing materials to create exciting and imaginative play spaces.



LANDSCAPE FEATURES :

The existing embankments can become a feature and fun transition between the play area and playing fields.

SEATING :

Central seating points throughout the play area create social hubs and good surveillance of play.



SOCIALLY INCLUSIVE PLAY :

Allowing people to play together, learn in groups and/ or independently.



PARKLAND CHARACTER :

New tree planting enhances the parks existing character.



AVENUE :

A parkland characteristic that would create a central walk across the site, lined with irregularly set parkland trees, creating and informal avenue.



SENSORY BORDER :

A new primary path network provides access for all from the main entrances. Sensory planting along parts creates a setting for passive users of the park.



THE CANAL :

Small fishing pontoons would provide better recreational space and allow better access to the path along the canal.



NEW BUILDS :

Facilities built on Britten's Field should be sympathetic and agricultural in character to reduce any visual impact and remain in keeping with site location.



Town Clerk

From: Rachael Fenton [rachael@redbaydesign.com]
Sent: 15 October 2013 16:51
To: town.clerk@ilminster.gov.uk
Subject: Ilminster_Presentation
Attachments: 215-Ilminster Recreation Ground-Landscape Presentation One-reduced.pdf

40

Hi Joy,

Please find attached the site analysis and land use presentation for your information.

Nick will be bringing some print outs so no need to print anything.

Speak soon

regards,

Rachael Fenton
Landscape Architect

redbaydesign

Studio Five, Cockington Court, Torquay, Devon, TQ2 6XA Telephone: 01803 605 735 Mobile: 07867557087

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Ilminster Recreation Ground Landscape Analysis and Master Plan

Autumn 2013

DRAFT

AGENDA

Introduction - What have we been up to?

Context and Site Character

Key Views Into and Around The Site

Site Analysis

The Proposal Concept

The Proposal Land Use

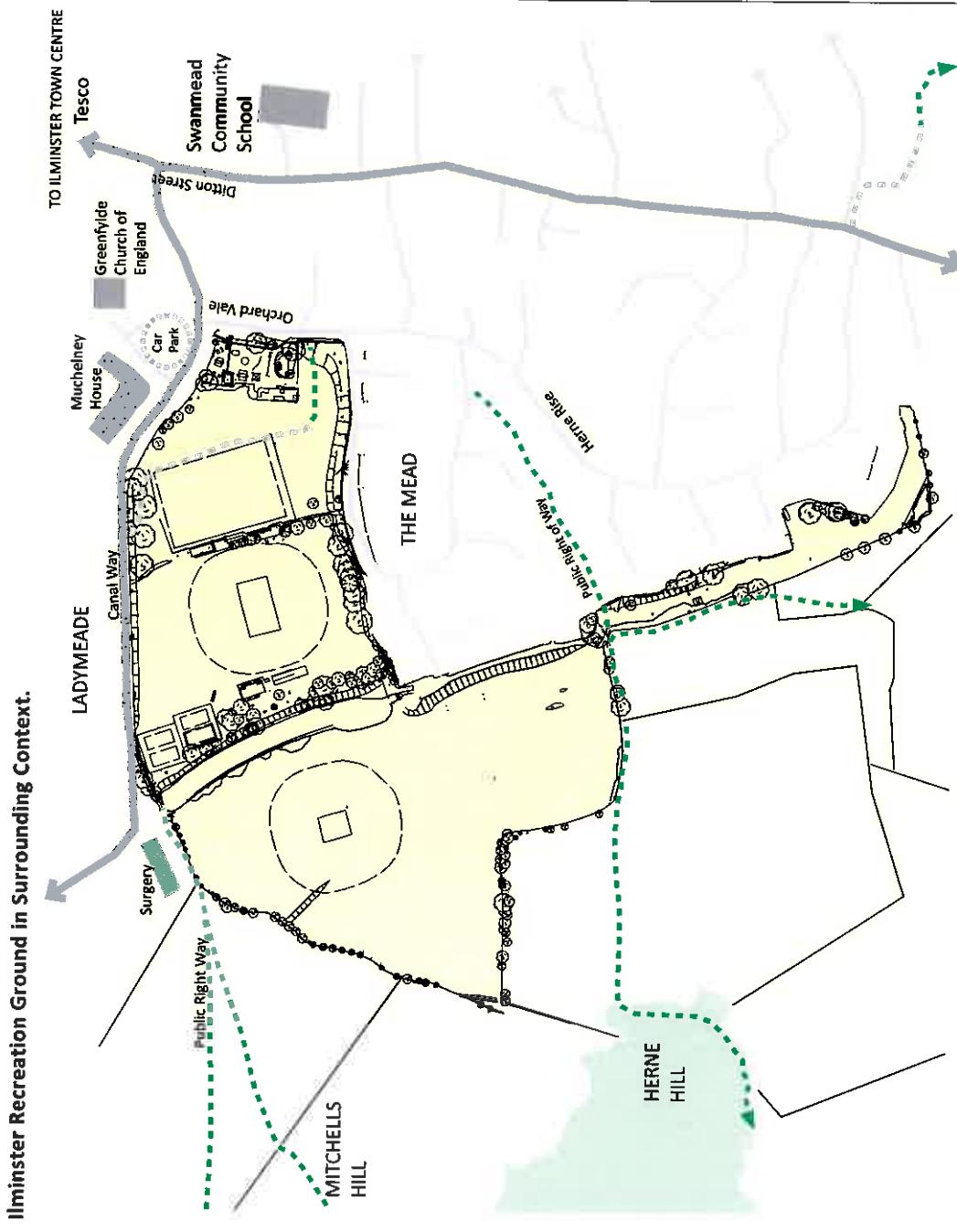
The Proposal - An Alternative

Play Concept with Mood Board

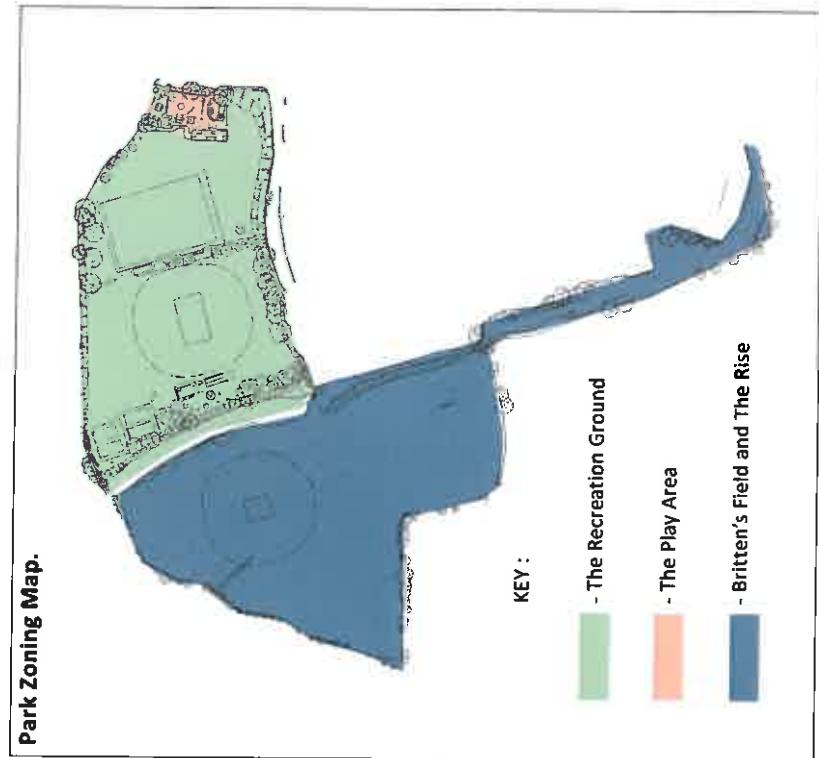
General Mood Board

Question and Answer Discussion

The Site.



Ilminster Recreation Ground in Surrounding Context.



Park Zoning Map.

- KEY :
- The Recreation Ground
 - The Play Area
 - Britten's Field and The Rise

Landscape Character Assessment of Ilminster Park.

KEY LANDSCAPE CHARACTERISTICS :

	- Open ground with recreational field games use
	- Parkland tree planting
	- Native hedgerows with established hedgerow trees
	- Native hedgerow with new hedgerow tree planting (regimented spacings)
	- Established hedgerow with no tree planting
	- Areas with open and exposed feel (from residential properties and/or busy roadways)
	- Canal waterway and waterside landscape character
	- Rough Ground
	- Green Corridor with wooded edges (mature hedgerows)
	- Play areas
	- Buildings/ Sheds
	- Tennis Courts

Landscape Character Areas:

CA1 - Urban Recreational Ground

- well surveillance by nearby housing and roads
- open/ permeable boundaries
- play area and playing field
- facilities, seating, toilets, bins etc

CA2 - Parkland Recreational Ground

- enclosed by vegetated boundaries
- good parkland tree planting
- secluded feel
- cricket pavilion is a focal feature

CA3 - The Chard Canal

- waterside vegetation, willow and alder
- waters edge footpath
- secluded and tranquil

CA4 - Britten's Field

- rural, countryside feel
- established hedgerow boundaries
- views on to Herne Hill

CA5 - 'The Rise'

- wooded, secluded corridor
- distant, framed views
- easily accessed by nearby housing

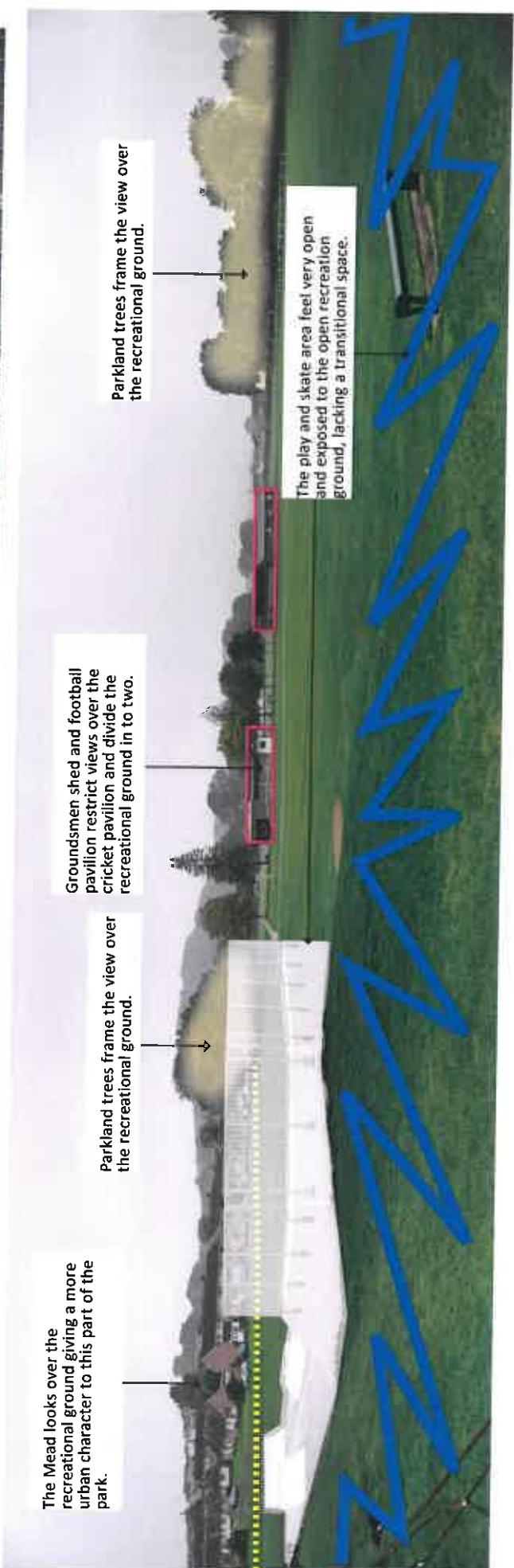
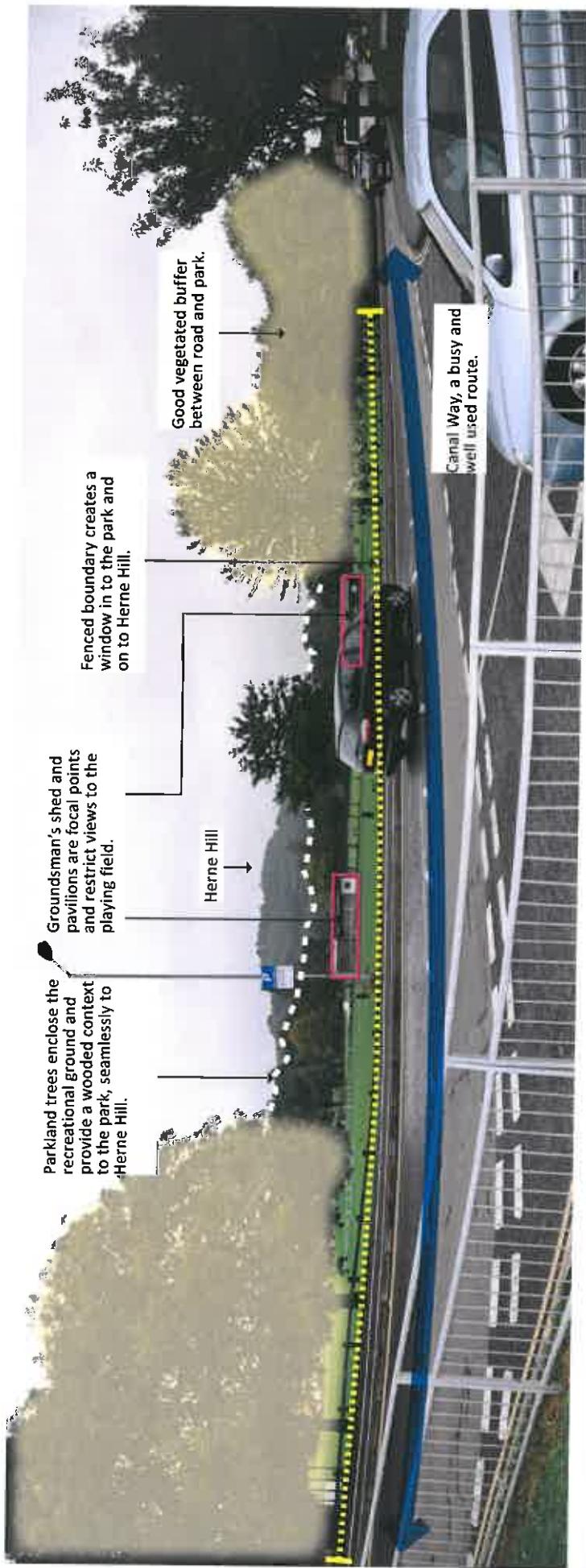
Ilminster Park Landscape Character:

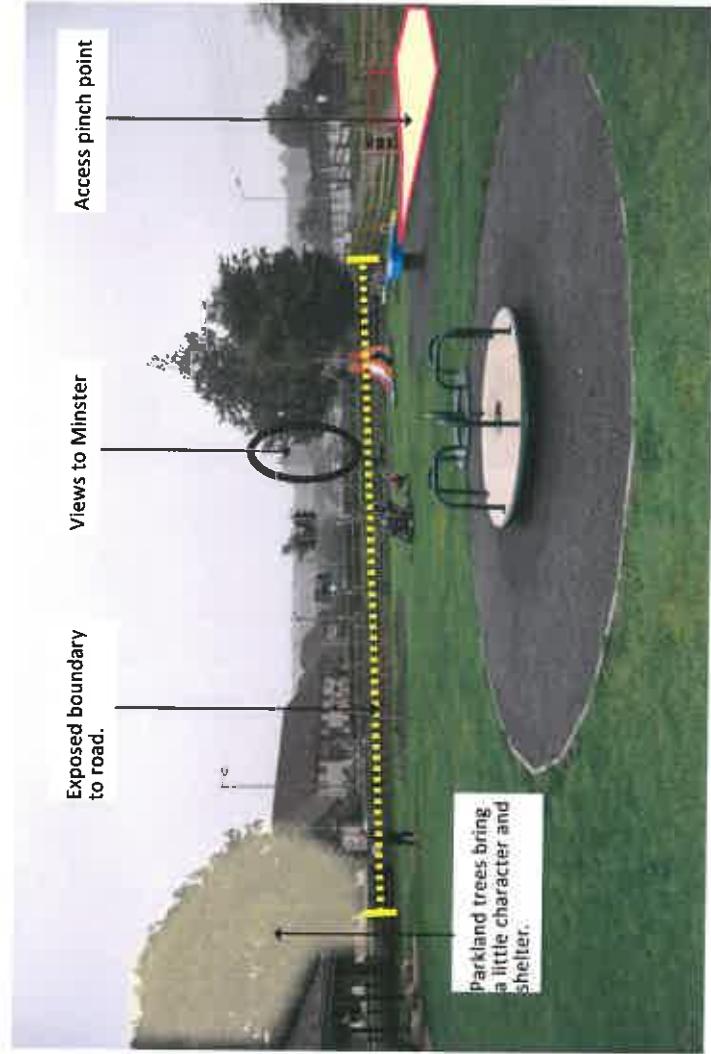
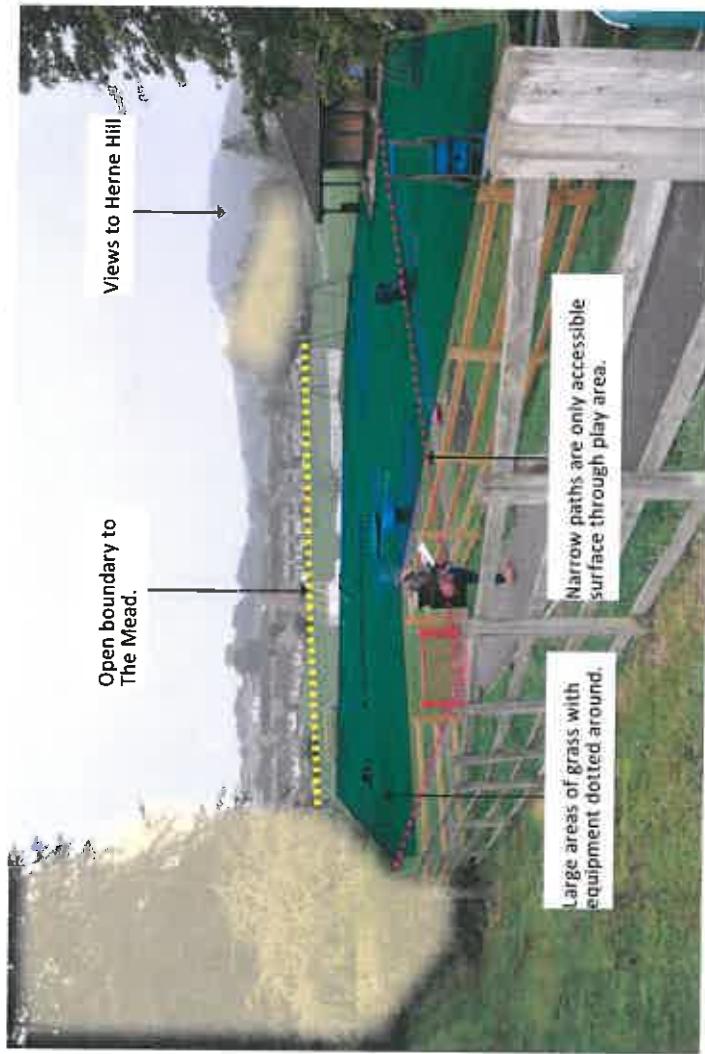
The park as a whole is made up of 'key characteristics'. These are based upon vegetation, use and setting which when grouped create different Landscape Character Areas. The park as a whole has a parkland, rural feel with large open spaces set within mature vegetated borders to the most part. There are exceptions; around The Canal and the eastern portion of the park, where more open and exposed boundaries feature. The proximity of Herne Hill is key to the southern portions of the parks character and as a land mark in Ilminster.

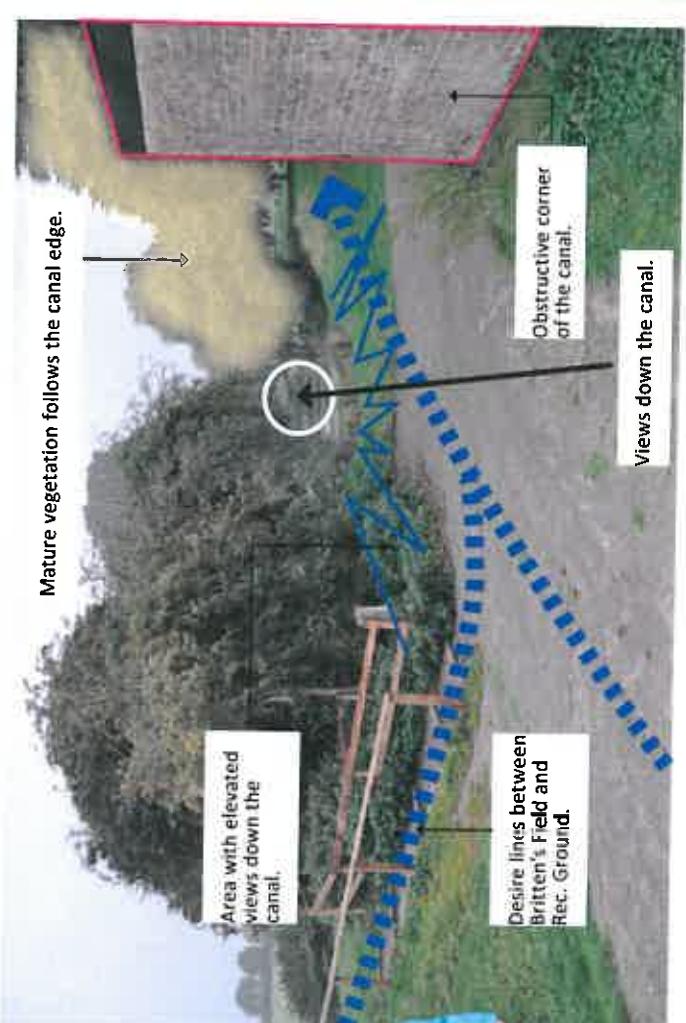
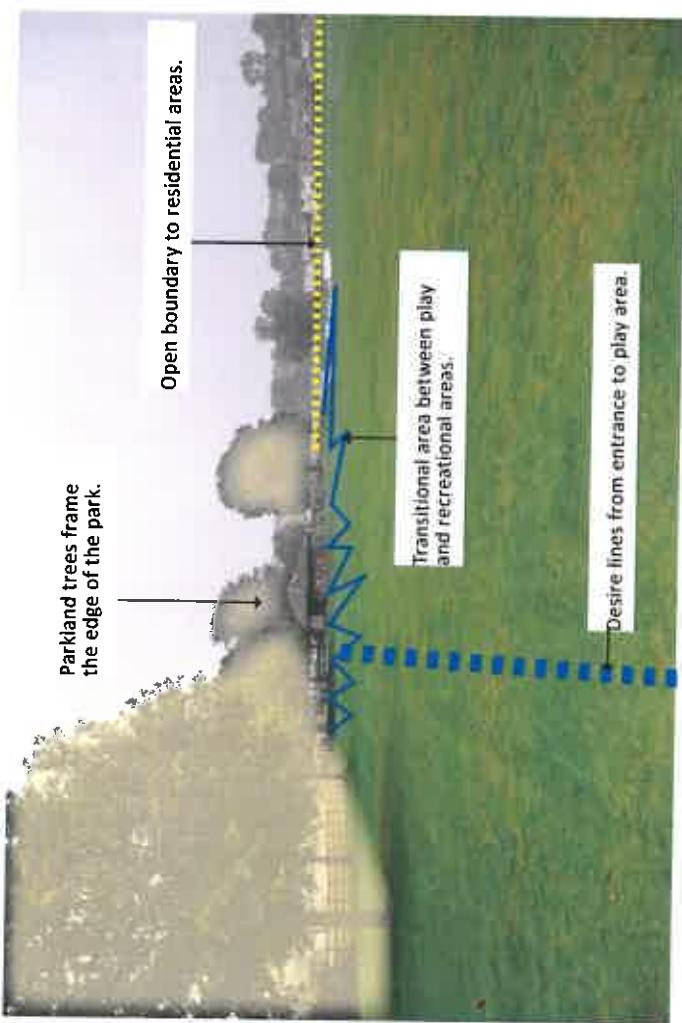
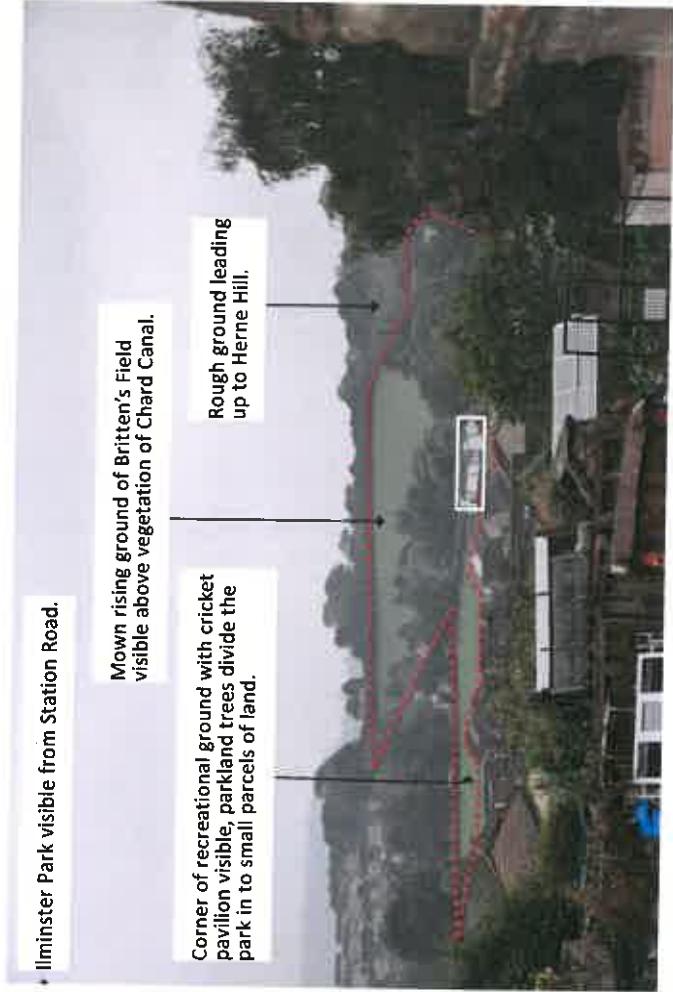
It is important to protect and enhance the characteristics that form the parks rural, parkland character and should be enhanced through the Master Plan.

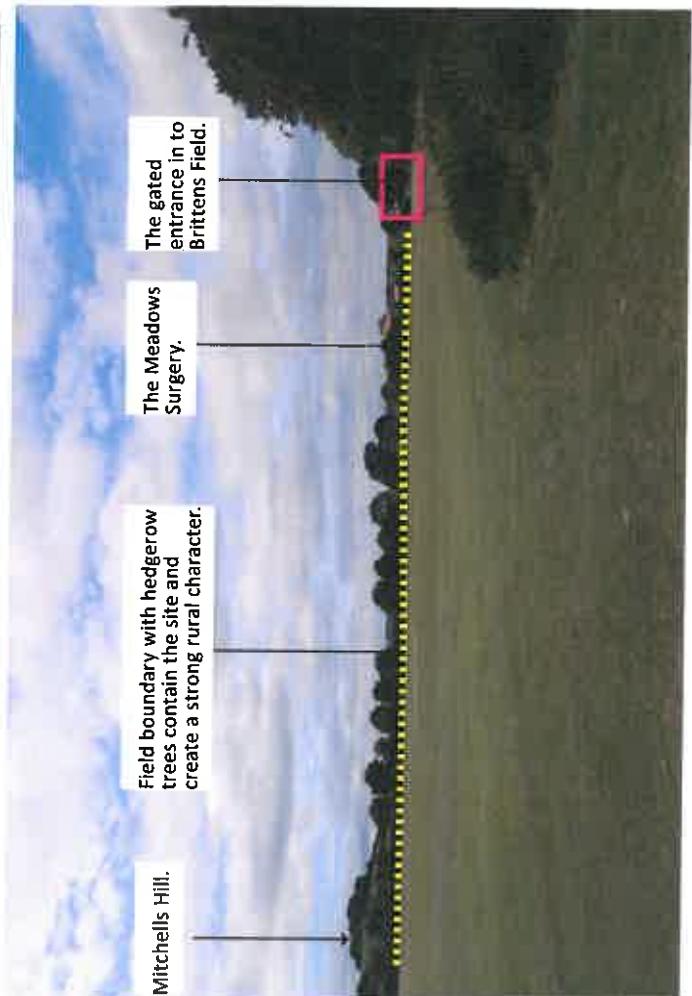
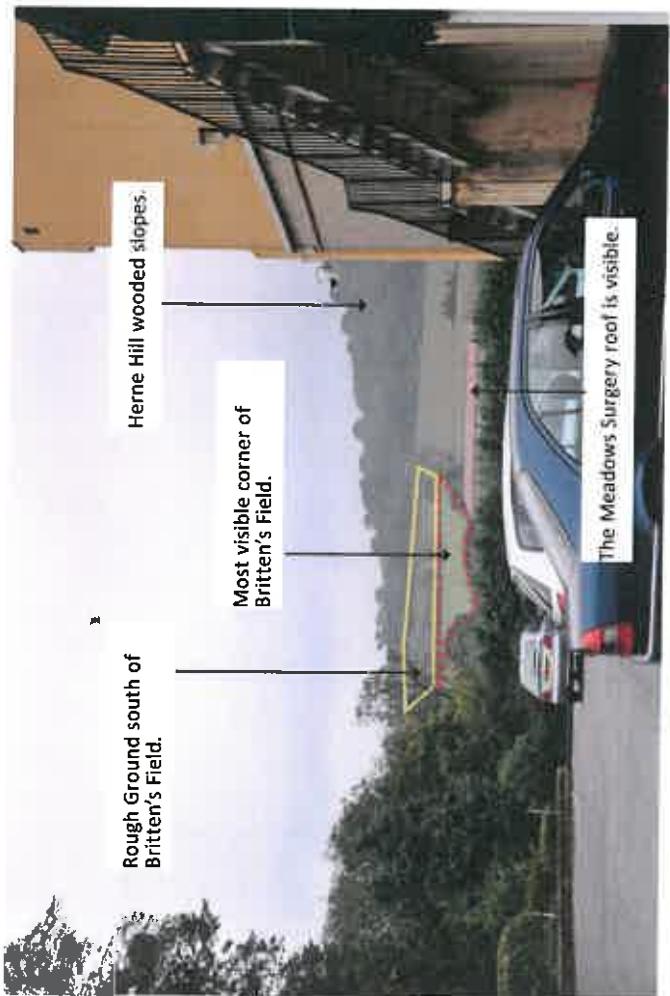
The site plan illustrates the five Landscape Character Areas (CA1 to CA5) outlined in black. CA1 is located in the northern part of the park, featuring a mix of green and purple shading. CA2 is a central area with purple shading and includes a circular play area. CA3 is a long, narrow strip along the Chard Canal, shaded in blue. CA4 is a large area in the southern part, shaded in light green. CA5 is a triangular area in the southeast corner, shaded in dark grey. Various features like tennis courts, sheds, and paths are indicated throughout the park.

Visual Analysis of Key Views In and Around Ilminster Park.









Recreation Ground Site Analysis :

Weak entrance to the Recreation Ground around The Canal and Tennis Courts	Hedgerow is well established and creates a strong barrier between the road and park.	Pedestrian entrance well located but with poor access to park facilities (no path).
Tennis and Basketball Courts	Football Pavilion and Changing Rooms are old, tired and too small for purpose.	Buildings situated in a prominent location divide the park and become a focal point in most views across the site.
CANAL WAY	Cricket Pavilion is a good focal point and feature against the canal backdrop.	Cricket Square Sycamore and pine trees are poorly placed, too close together.
	Narrow earth path, provides poor access to the canal, with little opportunity to sit/ admire the waters edge.	Parkland tree planting creates a soft and sheltered edge to the recreation ground.
	Canal side embankment creates a solid division between the Recreation Ground and Britten's Field.	The Chard Canal Groups of Alder and Willow trees characterise the canals edges, creating a retreat from the recreation ground.
	Birch and Oak trees create a gateway in to the parkland area of the park.	Weak transitional area, with key views to Britten's Field and The Canal.
	Edge to housing with visible facade of garage units through the trees.	Grounds Maintenance Shed, poorly located for access and now too small for purpose.
	Boundary fence with no hedge planting allows views through from Muchelney House.	Skate Park Boundary has an open aspect, with concrete bollards to The Mead, although some tree planting has been put in to create an avenue effect along the boundary.
	See Play Area Analysis	Hard standing access to the Groundsmen Shed.

Recreation Ground Site Conditions.



Fence boundary along Canal Way, allowing views in to the park.



Parkland trees are a strong landscape characteristic of the park.



Established hedgerow along Canal Way provides a valuable green buffer between the busy road and park.



The cricket pavilion is a nice feature seen across the park, with trees providing a good back drop. Fencing around the playing field, Groundsmen's Shed and football Pavilion are dominant features in the view across the park, creating maintenance issues.



Pinch point between Britten's Field and the Recreation Ground, views are available over the canal, an opportunity here to create a new seating area.



Pedestrian entrances are simple access points, with low presences or 'gateway' presence, Hard standing also stops and gives way to grass.



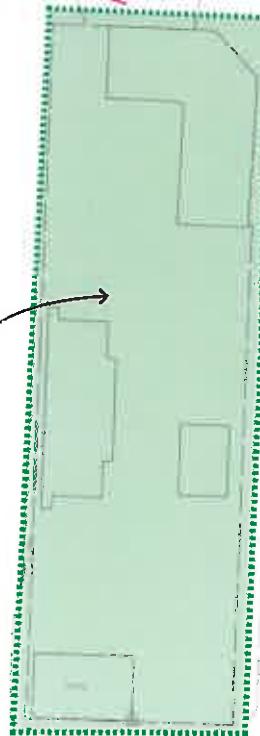
The boundary to The Mead is open with concrete bollards, some tree planting has been planted, but inappropriate plant sizes are slow to establish.



The canal walk is narrow and can get overcrowded when used by fishermen, opportunity for better access along the canal and allow space for fishermen.

Play Area Site Analysis :

Skate park, consists of ramps & railings, well used by all including those in wheelchair.

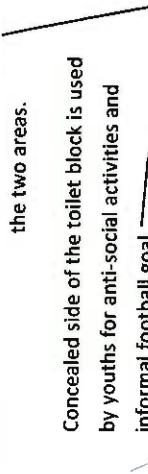


Fencing creates an open and visually permeable barrier to the wider park, but with little interest or appeal.

Cable swing does not run smoothly on flat ground in this location.

Grass mounds take up a large amount of the play space with little play value.

Open aspect to recreational ground, creates a conflict between dog walkers and young children playing.



Concealed side of the toilet block is used by youths for anti-social activities and informal football goal.

Toilet block is a valued asset to the park with room to create a cafe on the western end.

Paths are narrow and do not comfortably fit people using prams, wheelchairs, parents with children.

Trees create a woodland/ parkland feel, with shelter and character under the canopies for picnic benches.

Fence boundary provides a physical barrier to busy road but could be softened with boundary planting.

Swing, slide and springys create a play area for younger toddlers, equipment is well used but lacks imaginative setting.

Entrance Gate is a secure entrance but entrance is a 'pinch point' with pavement and grass.

Play equipment round about, see-saw, swing take up large areas of space in open/ exposed landscape setting.

Established hedge boundary provides valuable barrier between the roadway and the park, creating a sense of seclusion, without restricting views too much.

Oak tree and beech tree provide shelter and landscape character to the play area.

Play Area Site Conditions.

The play area is used heavily by those in the local community, with valued facility; a toilet block, it is a popular destination for parents in the area. The weaknesses concern the overall play value and setting of the play area, the area offers little more than equipment in grass at the moment. Accessibility is poor, not only for wheelchair users but families, the paths are limited, narrow and awkward to use.
The space has great potential as fun and exciting space for all.



Relationship between the toilet block and picnic area needs defining so that the two uses feel separate. The parkland trees create a nice character in the corner which softens the transition between the play area and recreational ground. Planting areas could also help to reduce the use of the shelter as a football goal and the careful location of picnic benches could discourage the use of anti-social activities.



The skate park is a popular, well used asset, used by all, although stands out as an additional feature from the rest of the play area.



No barrier between the recreation area and the play area gives a feeling of openness but also a vulnerability between conflicting uses.



The large oak tree is a good focal point and creates a corner to the play area. The grass mounds lack interest and excitement to encourage play in this area.



Play equipment that appeals to a wide range of ages.



The fence and level change separates the busy road and play area but this end of the play area feels quite exposed to the busy traffic.



Roundabout and see-saw occupy a lot of central space, wasted opportunity of such a large space.

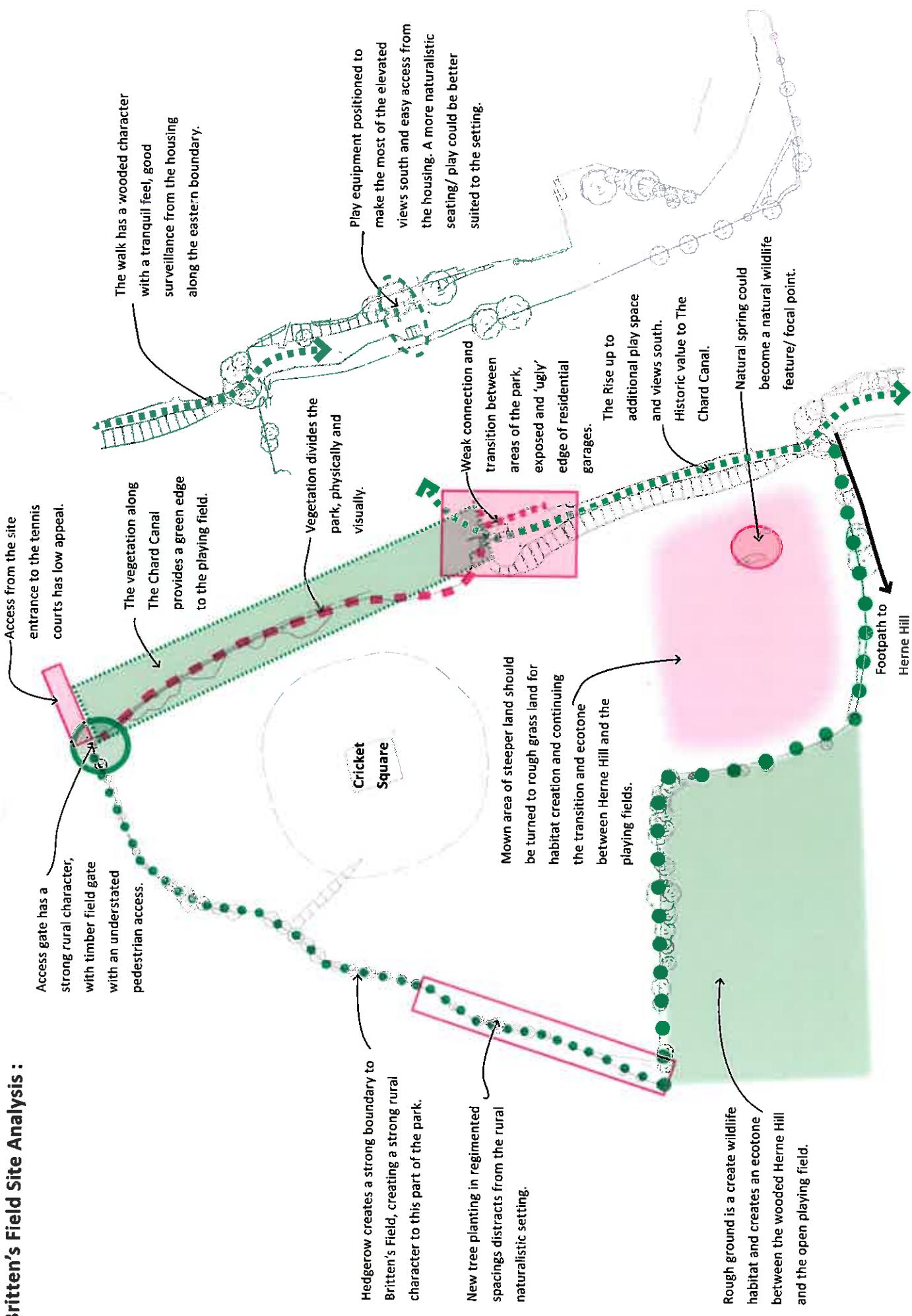


Little transition between parkland and play equipment around the toilet area.



The zip line is in poor working order and draws a line across the play space/ acting as a barrier to the flow of space.

Britten's Field Site Analysis :



Britten's Field Site Conditions.



Informal paths link to surrounding housing, allowing good and easy connectivity to the park.



Field gate access creates a low key rural feel to the entrance of Britten's Field.



Views from the higher ground give a great outlook across the site and Ilminster.



The vegetation along The Chard Canal, creates a defined line along the eastern boundary of Britten's Field, this separates the recreation ground and field.



Views looking west and on to Herne Hill capture a rural quality, of open space, hedgerows and woodland.



The boundary /corner to the residential corridor is weak, open and creates a pinch point at key area between the two parts of the park.



The public footpath which leads up to Herne Hill.



A few pieces of play equipment provided for the houses at the top of the rise, swings make a point of the elevated position and views south.



The rise opens up to a open space where gardens open out to and some young fruit trees have been planted in the far corner.



The open landscape has great elevated views from the southern, higher ground. Steeper areas are mown unnecessarily.

The rise runs up along the housing and up the rise, with historical relevance to the canal and transportation of barges. No historical reference is made at present. A window view opens up across the landscape looking south between the corridor of hedgerow trees.

The Proposal - THE CONCEPT.

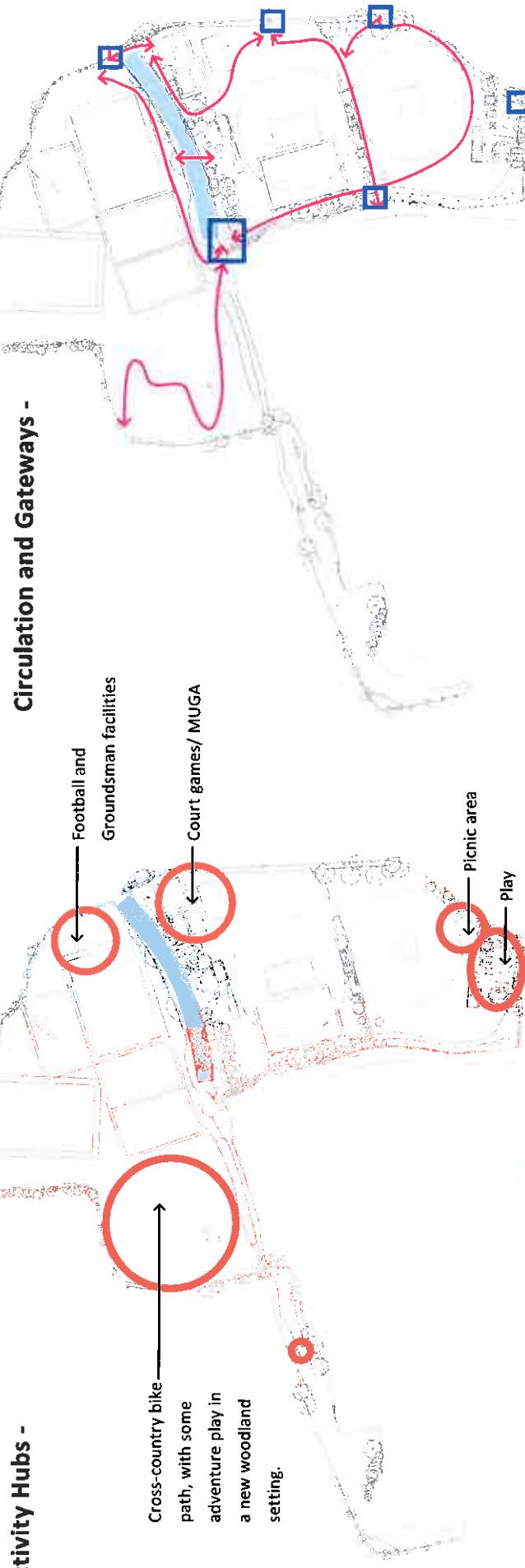
Activity Hubs -

Cross-country bike path, with some adventure play in a new woodland setting.

Football and Groundsman facilities

Court games/ MUGA

Circulation and Gateways -



New Structural Planting -



Land Use Plan - THE PROPOSAL.

Addition 'tree planting helps to break down the regimented tree planting along the hedgeline.

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA locations.

Notes :
Junior football pitches have been based upon The FA's Technical Standards for U11 and U12 (9v9) 74mx46m.

Facility buildings, MUGA and parking area is indicative in size.

The higher, visually sensitive part of Britten's Field becomes a **wildlife habitat, an ecotone** between woodland and playing field.

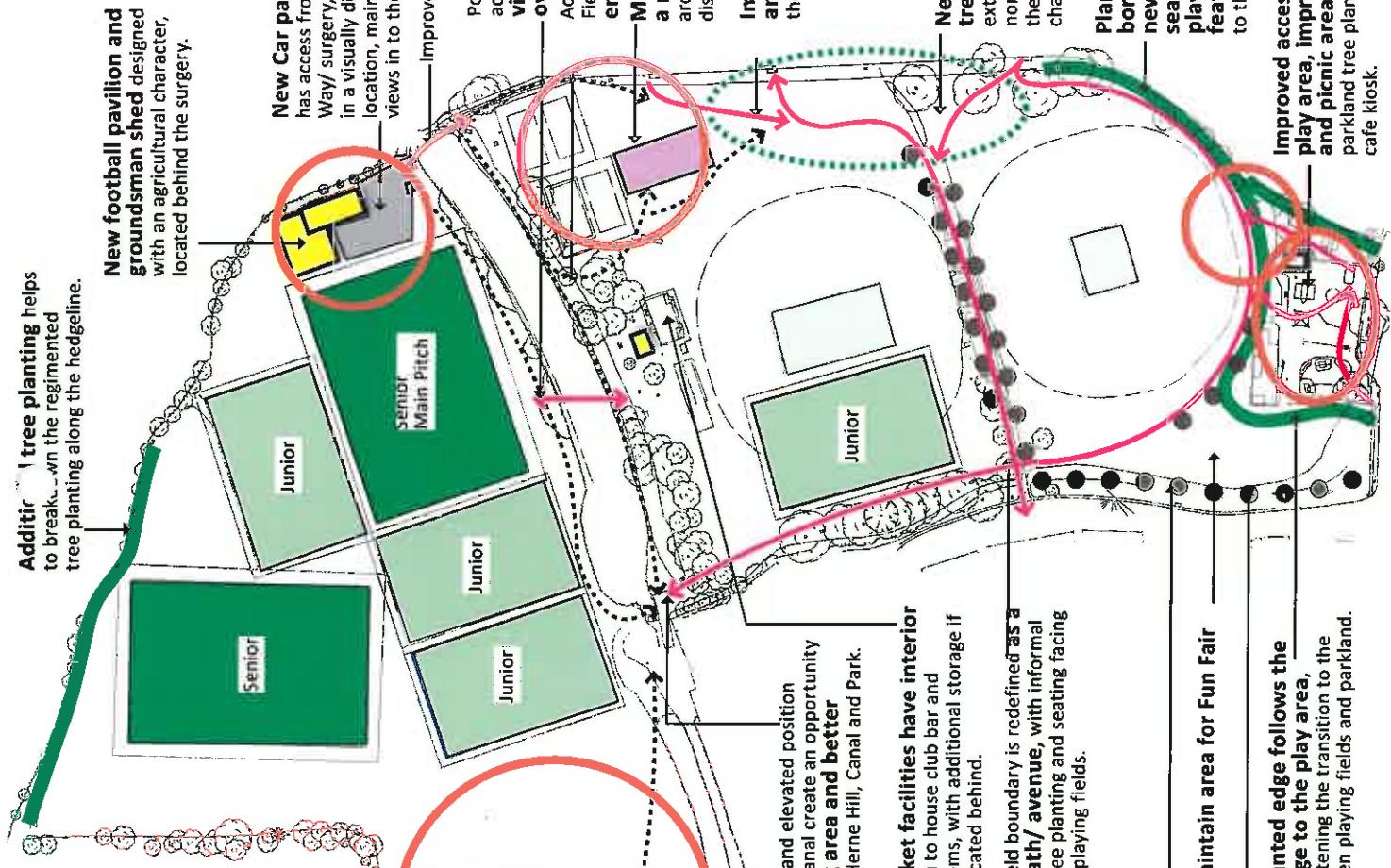
Opportunity for natural play/ viewing area and cross country bike path.

Sports playing facilities are largely separated in to clubs across the park.

Natural play and viewing/ seating area, stays in keeping with the setting and creates a better focal point along the walk.

New primary path improves access with small avenue tree planting in places.

Avenue tree planting strengthens parkland character and 'greens' exposed boundary, whilst framing views across the park.



Land Use Plan - THE ALTERNATIVE

A graphical illustration showing land-use areas, desire lines and different planting areas. With new primary paths and new facility buildings, car park and MUGA.

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Facility buildings, MUGA and parking area is indicative in size.

The higher, visually sensitive part of Britten's Field becomes a **wildlife habitat, an ecotone** between woodland and playing field. With path desire lines, improving access and informal benches providing viewing points.

Pinch point and elevated position above the canal create an opportunity for **seating area and better access to Herne Hill, Canal and Park.**

Existing cricket facilities have interior renovation to house club bar and changing rooms.

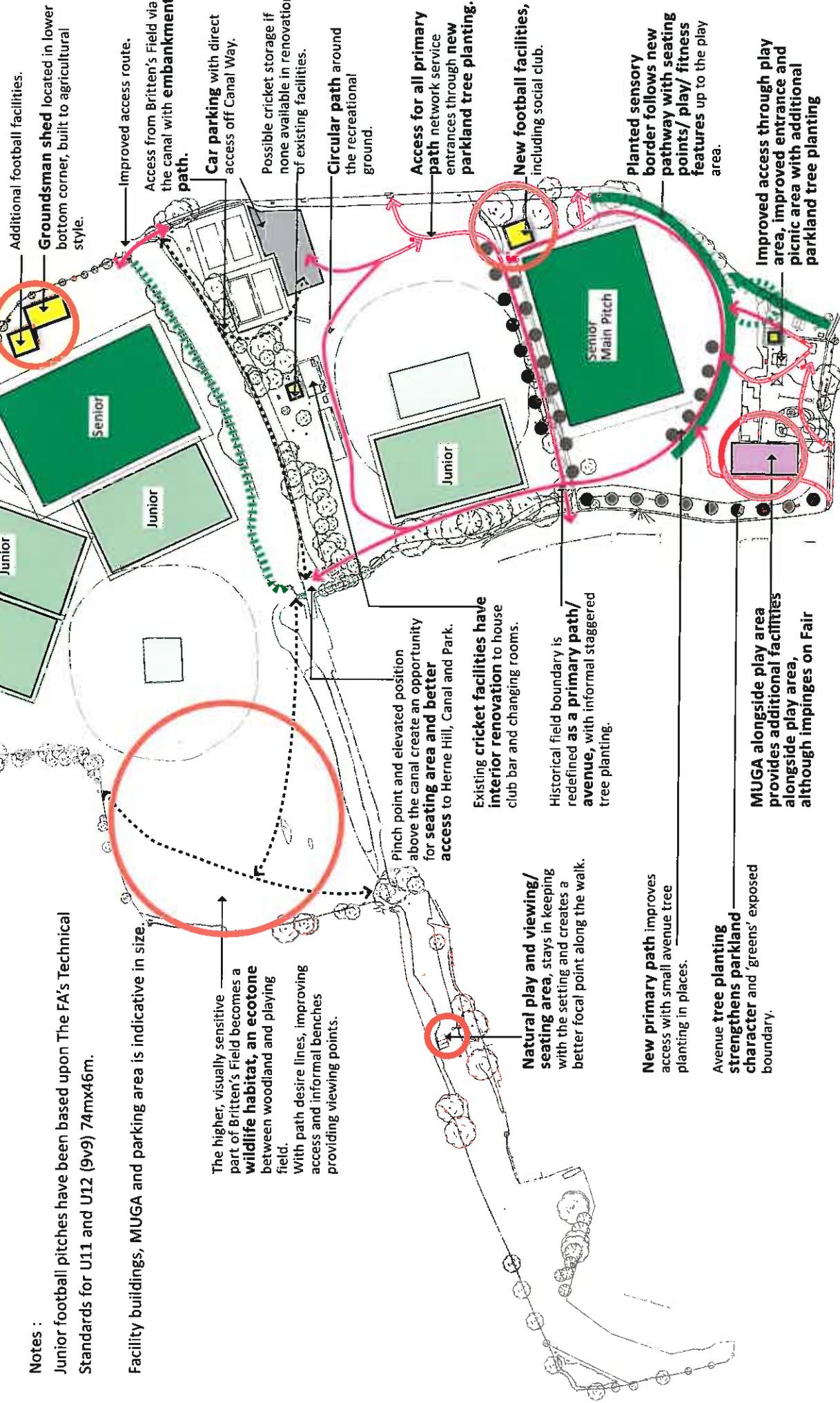
Natural play and viewing/ seating area, stays in keeping with the setting and creates a better focal point along the walk.

New primary path improves access with small avenue tree planting in places.

Avenue tree planting strengthens parkland character and greens' exposed boundary.

Additional planting helps to breakdown the regimented tree planting along the hedge-line.

Pitch layout makes the most of the lower/ flatter land in Britten's Field..





PLAY FEATURES :

Equipment uses the landscape; landform, vegetation and surfacing materials to create exciting and imaginative play spaces.



LANDSCAPE FEATURES :

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