

Draft Project Plan: Rejuvenation of Hall Road Play Area

1. Project Overview

The Parish Council is in the process of taking ownership of Hall Road Play Area (total landholding 1714.5 m², perimeter 177.6 m) from Cornwall Council. The existing fenced play space is 444 m², containing dated equipment in need of replacement. Expansion of the play area is possible, but must allow sufficient space for ride-on mower access and maintenance, as well as the inclusion of picnic tables outside the fenced area for parents and carers.

The aim is to create a modern, inclusive, and sustainable play facility that enhances community wellbeing and is sympathetic to its residential surroundings.

2. Objectives

- Replace and upgrade play equipment to modern safety and accessibility standards.
- Provide a range of play opportunities suitable for multiple age groups and abilities.
- Retain open grassed space for maintenance and flexible community use.
- Create a welcoming environment with fencing, seating, bins, and picnic tables.
- Explore expansion of the play footprint if feasible and permitted.
- Ensure the project reflects local community needs and aspirations.

3. Stakeholders

- Parish Council – project lead, future owner, maintenance responsibility.
- Cornwall Council – current landowner transferring the site.
- Solicitor – managing the transfer.
- Local residents & families – users and consultees.
- Play equipment suppliers & contractors – providing designs and costings.
- Funding bodies – St Dennis & Nanpean Community Trust.
- Planning Authority (Cornwall Council) – advice on planning requirements.

4. Key Considerations

- Land Use & Expansion
 - Expansion of the fenced area may require planning consent if:
 - - The fence line is moved significantly.
 - - The size and visual impact affect neighbours.
 - - Structures (shelters, large play towers) are introduced.

- Consultation with Cornwall Council's Planning team early on is recommended.
- Retain space for mowing machinery access and grass management.
- Residential Context
 - Noise and overlooking concerns may be raised by nearby residents.
 - Sensitive design and consultation will help mitigate opposition.
- Design Elements
 - Inclusive equipment (DDA compliant).
 - Seating and picnic areas outside the play fence.
 - Consideration of surfacing types (grass matting, rubber mulch, wet pour).
 - Natural features or landscaping for biodiversity enhancement.
- Safety & Compliance
 - All equipment and surfacing must comply with BS EN 1176/1177.
 - Independent post-installation inspection required.
- Ongoing Maintenance & Liability
 - Annual independent inspection.
 - Insurance cover for public liability.
 - Regular grounds maintenance budget.

5. Proposed Approach

1. Complete legal transfer of land.
2. Close and review community consultation.
3. Seek early planning advice on possible expansion and fencing changes.
4. Develop design options with play providers (including expansion vs non-expansion).
5. Cost plan and funding strategy (equipment, surfacing, fencing, seating, landscaping, contingency).
6. Secure funding via grants, precept allocation, fundraising.
7. Select final design and contractor.
8. Undertake installation and landscaping.
9. Safety inspection and formal opening.

6. Risks & Mitigations

- Planning refusal for expansion → Seek pre-application advice; design sensitively.
- Resident objections → Maintain transparent consultation and communication.
- Funding shortfall → Explore phased approach (core equipment first, extras later).
- Maintenance burden → Ensure realistic long-term Parish budget commitment.

- Health & safety liabilities → Maintain inspection and insurance.

7. Next Steps

- Monitor progress of land transfer.
- Request pre-application planning advice from Cornwall Council re: expansion.
- Close consultation and summarise feedback.
- Develop concept designs (with/without expansion).
- Prepare outline budget and identify funding sources.

Additional Considerations

- Accessibility: Ensure equipment caters for children with disabilities (possible funding opportunities available if inclusivity is prioritised).
- Drainage: Check if the land suffers from waterlogging; poor drainage increases surfacing costs.
- Lighting and services: lighting already exists around the perimeter of the land underground services will need to be identified.
- Warranties: Suppliers usually offer guarantees on equipment and surfacing — compare these carefully.
- Community Ownership: Volunteer input (e.g. fundraising, community build days) can strengthen buy-in.

8. Budget Framework (Indicative Headings)

This is a high-level framework to support funding applications and early cost planning. Figures to be obtained through supplier quotes and market research.

Category	Description	Estimated Cost (£)
Legal & Professional Fees	Solicitor, planning advice, independent safety inspection	
Design & Consultation	Community engagement, concept designs	
Play Equipment	Supply and installation of equipment	
Safety Surfacing	Wet pour, rubber mulch, grass mats	
Fencing & Gates	Perimeter fencing, access gates	
Seating & Picnic Tables	Benches, picnic tables, bins, signage	
Landscaping & Access	Groundworks, drainage, pathways, planting	

Contingency	Typically 10–15% of project cost	
Maintenance Fund (annual)	Allowance for inspections, repairs, insurance	