

# Queens Park

## 5 year Management Plan



Figure 1: Wildlife Pond at Queens Park

### *Vision*

Our overall plan is to provide a sustainable park which carefully balances the needs and enjoyments of all users including golfers, dog walkers, cyclists, children and young people and to continue to widen the attraction of this space to new participants.

Last reviewed: December 2016  
Next review: December 2017  
Author Chris Mcmillan



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# 1. Site Description & Details

Queens Park is located between Charminster and Queens Park in Bournemouth, UK. It is bounded by Queens Park Avenue to the North, Queens Park South Drive to the South, Wessex Way to the East and Queens Park West Drive to the West. The centre of the Park has an approximate National Grid Reference of SZ 11105 93562

Local Authority: Bournemouth Borough Council (Unitary)

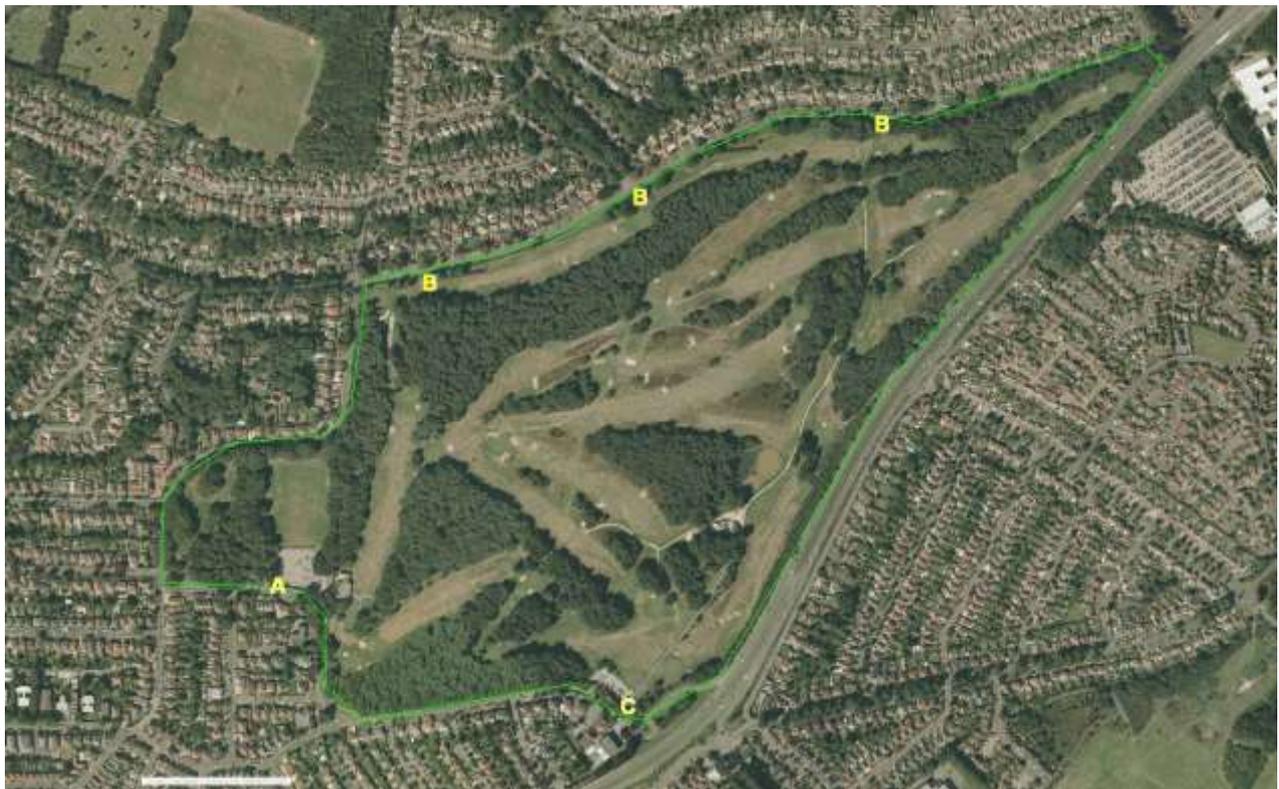


Figure 2: Aerial photograph of Queens Park showing main access points

## 1.1. Site Description

Main vehicle access to the site is from (see figure 2):

- A: Queens Park South Drive (to the south)
- B: Queens Park West Drive (to the north)

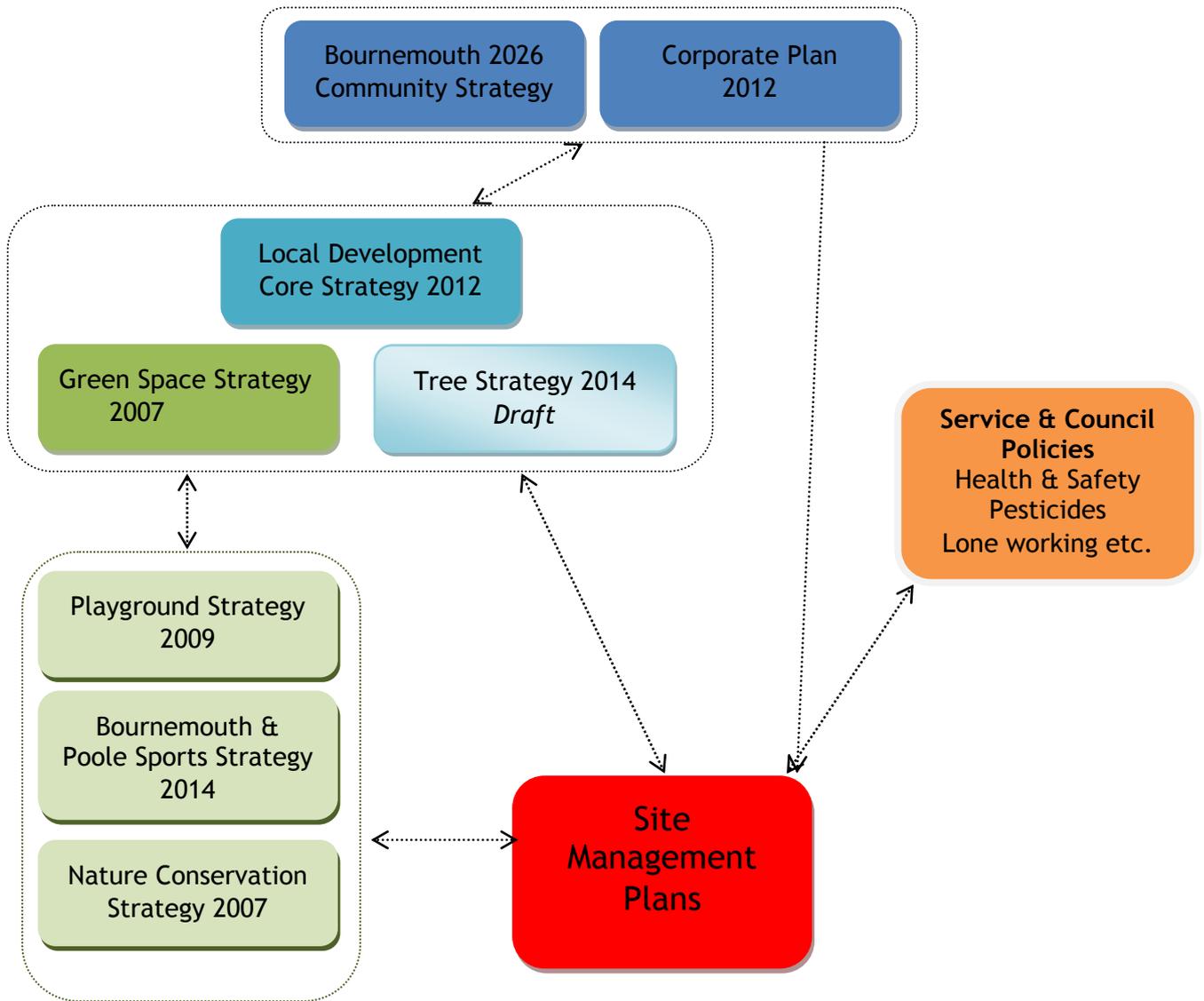


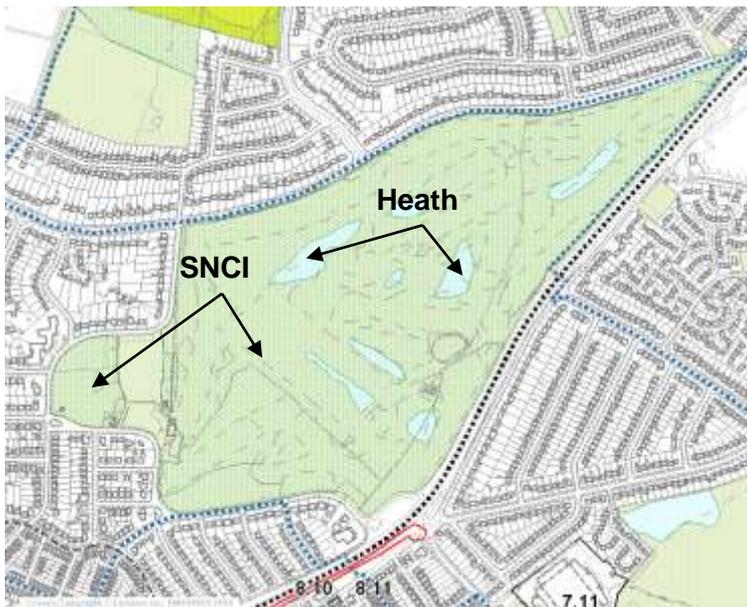
Figure 3 key strategic and policy structures in relation to all parks and open spaces



Figure 4: View along one of the golf course fairways

## 1.2. Ownership, Covenants & Designations

The freehold of Queens Park is owned by Bournemouth Borough Council.



The whole of the park is designated as public open space within the Bournemouth Local Plan, the majority of the site is locally designated as a site of nature conservation interest (SNCI), with fragments of lowland heath falling within this area.

The land to the east of the rifle range and golf pavilion was granted to the Council in Trust and is designated as one of Bournemouth's Five Parks within the Bournemouth Borough Council

Act, these are all parks with specific restrictions on their use (with restrictions on land covered by buildings or car parks). These open spaces cannot be disposed of or

enclosed restricting public access, without public consultation. The remaining Council land which is not part of the Five Parks is still designated as Public Open Space and is covenanted to be used as public open space.



Figure 5: The first floor bar in the pavilion

### 1.3. Leases & Concessions

#### Lease

BH Live cafe, bar upstairs and cafe on ground floor. Lease expires 31/1/2017

#### Licences

Queens Park (Bournemouth) Golf Club - use of trolley store as office, licence expired 30/9/13 , lease sent to club waiting for it back.

Boscombe Ladies Golf Club- use of room as office, licence expired 30/9/13 lease being prepared to send to club

Bournemouth Small Bore and Rifle Club- rifle range, licence expires 31/12/15  
Lease being prepared to send to club

Fitness groups use of Queens Park Public Open Space, licences issued where appropriate.

One operator working with our strategic health team.



Figure 6: First floor cafe with westerly view

#### 1.4. Users, Community Involvement & Stakeholders

Users of Queens Park are primarily golfers, locals dog walkers, passing walkers and cyclists and young families using the playground. The recreation field is also well used by groups of students and clubs for informal sports activities (rounders, cricket, football and volleyball).



The 'Queens Park Improvement & Protection Society' was inaugurated in 2003 to represent the interests of the local community.

The group organise an annual carnival event with music and activities and are a key consultee in the development and management of the space.

For more information about QPIPS and in depth history of the park please visit. <http://www.qpips.org.uk/>



**Figure 7: Children's playground opened in summer 2013**

In 2005 QPIP's obtained a £25k National Lottery grant to produce interpretation boards and to re-naturalise the pond.

Between 2008-13 funding was allocated through the Primary Care Trust, Playbuilder, Council Playground Capital, Section 106, Local Improvement Funds and Heathland Mitigation Funds to build a new playground facility. The playground was developed following early design workshops with local children. The play facilities are of a bespoke design from a local craftsman, whilst project also included a new access ramp to the pavilion.

Regular contact is maintained with all stakeholders. All stakeholders have contact details for relevant Council staff with day to day contact usually being the site manager. This sites user groups are currently represented by:

- Bournemouth Parks
- Queens Park Improvement & Protection Society
- BHLive
- Queens Park Golf Club
- Boscombe Ladies
- Fitness First
- Bournemouth Small Bore and Rifle Club

All Parks staff will work with and co-operate with stakeholders and community groups.



Figure 8: Welcome sign funded through Heathland Mitigation Contributions.

## 1.5. Access, Signage & Interpretation

Main access to the site is from:

- A: Queens Park South Drive (to the south)
  - B: Queens Park West Drive (to the west)
  - C: Queens Park Avenue (to the north)
- Fig 2

The site is easily accessible all year round and is not locked but height barriers are in place for any unauthorised encampments. Funds are available during 2014/15 to improve the various hard surfaced paths offering circular and through routes within the park.

The site has a prominently located welcome sign which tells users the name of the site, the facilities available and clearly identifies that Bournemouth Council is responsible for the site along with contact details for the Council for further information or to report anything relating to the site

## 2. Current Management Arrangements

### 2.1. Health & Safety

Full copies of all documentation (including checklists) relating to Health & Safety, Risk Assessments, Maintenance Standards (hard & soft landscape), COSSH are available on request from Housing, Parks & Bereavment Services (example sheets included in the appendix).



Figure 9

### 2.2. Grounds Maintenance:

Day to day park maintenance is carried out by the Council's in-house Parks Team, part of the Housing, Parks & Bereavement Services Business Unit. Staff operate from their depot situated adjacent to the pond on site.



Figure 10

### 2.3. Arboriculture

All of Bournemouth Council's trees are looked after by the Arboricultural Section within the Parks Team. All trees are risk assessed with sites being zoned dependant on risk posed to people and property, with this increasing or decreasing on size, age, number, and condition of trees present. All information is held on GIS based Ezytreev tree management system. It is a requirement under Bournemouth Borough Council's Standing Orders for the Planning Officer to determine any proposal by another directorate for the felling of trees on Council owned land with the exception of emergency works including dangerous trees<sup>1</sup>

- Category A - an inspection will take place at least once within a 24 month period.
- Category B - an inspection will take place at least once within a 36 month period.
- Category C - an inspection will take place at least once within a 60 month period.

The Arboricultural section is also supported by voluntary Tree Wardens and by Friends Of groups who report potential hazard.

Queens Park has various areas of different categories depending on usage and foot fall.

The council is in the process of adopting a Boroughwide tree strategy which will be available on the Council website after adoption in 2014.

### 2.4. Hard Landscape

Hard landscape is maintained by Bournemouth Parks Team.

Hard landscaping is maintained and developed using materials appropriate for the setting, need and access levels.

Queens Park is on a system for site risk assessment called Public Sector Software which

allows all site assets to be checked annually and recorded, this will include hard landscaping features e.g. fencing, footpaths, signs, bins, etc but excluding the areas already covered



<sup>1</sup> Except up to six small trees below 7.5cm diameter at 1.5m - this is for the purposes of routine maintenance and site management.

by assessment/ inspections such as buildings & play areas.

**Figure 11: West facing elevation of the golf pavilion**

## **2.5. Buildings**

From December 2010 facility management of all Borough building assets was externally outsourced to Mouchel. As part of the Borough's Asset Management Plan Mouchel are responsible for undertaking:

- 5 yearly building condition surveys
- annual desk top updates with Parks Technical Manager (works/deterioration during year etc)
- Boilers and pipe work for the pavilion were replaced in 2013 for efficiency improvements.

## **2.6. Graffiti**

All graffiti is removed as soon as possible by Parks staff, with the following guidelines:

- All obscene graffiti to be removed within 24hrs
- Non obscene graffiti to be removed within 7 days

If it cannot be removed by Parks staff an in-house centrally funded graffiti team is called in from the Council's Technical Services section and if still not possible through a contracted specialist.

All public reports of graffiti should be passed through 'ASK Bournemouth' on 01202 451199.



**Figure 12: One of several rain shelters throughout the course**

## 2.7. Byelaws:

There are Byelaws that cover Queens Park in respect of Pleasure Grounds - made under Sections 12 and 15 of the Open Spaces Act 1906, Section 164 of the Public Health Act 1875 and Section 28 of the Bournemouth Borough Council Act 1985; these came into operation on 1<sup>st</sup> July 1999, were reviewed in 2003 and found to be satisfactory. Bylaws applicable to the Gardens are numbers 1-2, 4-20, 22-36 and 41-47.

The Park is designated for control of dog fouling under the Dogs (Fouling of Land) Act 1996.

The Parks Team are responsible for enforcing these byelaws, as well as other legislation (e.g. Environmental Protection Act 1990) as required by given situations (see also Section 5.1.8).

<http://www.bournemouth.gov.uk/Parks/ByelawsAccessandPolicies/Byelawsforourparksandopenspaces.aspx>

## 2.8. Security:

The Council has a late night patrol team until 9pm seven days a week that monitors hotspots/ problem areas across the Borough parks and open spaces. Their remit is to promote the responsible use of parks and address inconsiderate behaviour within them and forge links with residents, community groups and enforcement agencies to achieve these ends.

## 2.9. Vehicles, Plant, Machines and Parking

Bournemouth Parks uses a mixed fleet of vehicles, plant and machines powered by electric, diesel and petrol individually chosen to fulfil their purpose within their location with criteria being; area of use, size of material being carried, noise, CO2 emissions and length of time for use.

## 2.10. Recycling, Litter and Waste

Currently Bournemouth is in the top quartile of waste recycling within England with less than 20% of material being sent to landfill and this is strongly supported by all Parks with all dog waste being separated so that all other litter can be machine and hand sorted to reduce tonnage to landfill. All green material is either chipped on site or recycled through our own mulcher that was purchased in 2013 and all large woody

waste is chipped to be used in the biomass boiler at our Kings Pk Nursery which provides bedding plants to both Bournemouth and Poole Council.

Processing large woody waste which is used within Biomass boiler at Kings Park Nursery



Bins and litter are monitored and cleared at a varied rate throughout the year to ensure that the site is kept in a clean and tidy condition. The Council provides recycling facilities in the main car park.

### **2.11. Energy & Water Conservation:**

All utility meters are read regularly to identify trends in use and particularly to warn of water leakage from pipes. The golf course is fully automated and the system is checked twice annually for servicing with access to an online water meter so readings can be monitored for any potential leaks. The course had an upgrade on 50% of its irrigation heads around the green to improve the output of water in 2011.

During an upgrade to the toilets downstairs in the clubhouse in 2012 all systems were installed with water reduction fittings.

### **2.12. Pesticide Minimisation:**

Whenever practicable the use of pesticides will be minimised and alternative solutions sought.

Within Parks, Gardens and Open spaces there is a continual reduction in the use of pesticides, through the use of site generated and/or locally chipped compostable material as shrub border mulch. To view the Pesticides Policy, go to <http://www.bournemouth.gov.uk/Parks/ByelawsAccessandPolicies/ParksPoliciesandProcedures.aspx>

### **2.13. Biodiversity**

A Phase I Habitat Survey has been undertaken by Bournemouth University at all the Borough's open space sites. A species list from site surveys is available from the Conservation Policy Officer at the Council.

The site is locally designated as a site of nature conservation interest (SNCI). Fragments of heath are pro-actively managed to conserve the habitat. Areas of grass outside of the main fairways and central recreation area are mowed on a less frequent basis to encourage a greater variety of habitat types within the parks, whilst bluebells have been planted in semi wooded areas to naturalise.

### **2.14. Resources**

The site has an area Team Leader and the site is maintained from Queens Park depot that has an additional 3 Parks Operatives based on site. Also on site based at the clubhouse are two golf administrators and offices for senior managers.

Large capital expenditure projects are progressed through the management plan and scheduled into relevant future Parks budgets or the Council's capital programme.

Planning agreement contributions are available for relevant improvements to the site.

## 2.15. Marketing - Site & Event Promotion

The Park, their facilities and community events held within them are promoted in the following ways:

- 'The Councils' <http://www.bournemouth.gov.uk/Home.aspx>
- On site event promotion through a site notices
- The Borough's current Leisure Directory
- QPIP's literature
- Queens Park Golf website
- Queens Park Golf Leaflet
- Dorset Dogs website
- BH Live

There is scope to develop promotional material for park facilities within the Borough.

To promote sites such as this, Parks have a dedicated PR and Volunteer Engagement Officer to promote all our Parks and Gardens and opportunities for volunteers within them.

To find out how to book an event in the Park please go to <http://www.bournemouth.gov.uk/Events/Events.aspx>

## 2.16. Issues

- Minor graffiti on the building and equipment
- Minor drug use
- Rough Sleepers
- Conflict between golfers and dog walkers
- Misuse of the car parks by no park users

## 3. Vision

See front cover

## 4. Assessment & Analysis

In the absence of current user survey data the SWOT analysis has been compiled through interviews with parks staff and through conversation and feedback with visitors and friends group.

<b><u>Strengths</u></b> <b><u>Visitor and Community Needs:</u></b> Very active and healthy community group. Large population within walking	<b><u>Weaknesses.</u></b> <b><u>Visitor and Community Needs:</u></b> More input from non users  <b><u>Landscape:</u></b>
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<p>distance.          Busy pedestrian route to schools and shopping centre.          On site cafe.          On site toilets, inclusive  <u>Sport and Recreation:</u>          18 hole golf course          Newly built playground          Rifle range          Cycle route.          Jogging trail.          Bmx trail.  <u>Landscape:</u>          Popular nature information points          Popular pond.          Growing amount of native species being planted into site.  <u>Ecology:</u>          Conservation minded Friends group.          Growing amount of native species being planted into site.  <u>Management:</u></p>	<p>Difficult to maintain steep banks</p> <p><u>Anti-social behaviour:</u>          Dog fouling.          Often perceived as just a golf course</p> <p><u>Welcoming Pedestrians</u>          No entrances with crossing points</p>
<p><u>Opportunities:</u>  <u>Visitor and Community Needs:</u>          Dense local population.          Local B&amp;B's and hotels.          Busy local shops          Continued support to valuable Friends group.          Busy through route for local schools  <u>Landscape:</u>          Continue to build range of native species and reduce invasive species.          Develop trails  <u>Management:</u>          Promote more site usage</p>	<p><u>Threats:</u>  <u>Visitor and Community Needs:</u>          Reliance on Friends group for events is not sustainable, other organisers need to be encouraged.  <u>Sport and Recreation:</u>          Site use could decline without continued promotion and visitor management.  <u>Anti-social Behaviour:</u>          An increase of drinkers/drug users/anti-social behaviour could intimidate other users.  <u>Management:</u>          Funding cuts could threaten quality.</p>

## 5. Aims

- Improve visitor numbers and enjoyment at the park.
- Maintain and develop community interest & involvement.

- Develop the site to achieve Green Flag award status.
- Develop trails and interpretation.
- Improve pedestrian and bike access.
- Reduce visitor conflict by appropriate management.

## 6. Development Plan

To meet these aims we are planning to undertake the following:-

Action & Compartment	Lead	Team	Due Date	Resources	Completed	Cycle
<b>Routine works</b>						
Clean hard surfaces & maintain paths, paving and steps in a safe condition. Surfaces to be appropriate for their location and usage. Areas of minor repairs to be carried out within 48 hours wherever possible from reporting.	CMc	P	As necessary		Ongoing	Yes
Provide and maintain seats, bollards & litter bins to ensure continuity of style within the Park.						
Litter picking	DS	P	Daily		Ongoing	Yes
Empty Litter Bins	DS	P	Daily		Ongoing	Yes
Remove graffiti from site	DS	P	As necessary		Ongoing	Yes
Maintain grass to general amenity standard. Where appropriate leave grass to grow with less cuts.	DS	P	As necessary		Ongoing	yes
Support community involvement and QPIPS	CMc	P				
Inspect Trees to ensure that the tree stock is maintained in a safe & healthy condition for all users.	NC	P	Annual  Apr 2014		Ongoing	Yes
Target ASB / vandalism through enforcement and repair damage ASAP.						

<b>2014 Specific project works</b>	<b>Lead</b>	<b>Team</b>	<b>Due Date</b>	<b>Resources</b>	<b>Completed</b>	<b>Cycle</b>
Stain Benches, shelters & picnic tables	CMc	P	Dec14		Sept 14	Every 3 years
Plant new playground	CMc	P	April 14		April 14	
New wildflower meadow on top field	DS	P	April 14		April 14	Ongoing
Remove under canopy of woodland areas	DS	P	Dec 14			Ongoing
Improving trail signage	JVB	LT	Sept 14	Heathland Mitigation		
Irrigation ring main to be upgraded	CM	P	March 14		April 14	
<b>2015 Specific project works</b>						
<b>Top up woodchip paths</b>	<b>DS</b>	<b>P</b>	<b>Sept 15</b>		Nov 15	<b>Every 2 years</b>
<b>Remove 50% of pond weed</b>	<b>DS</b>	<b>P</b>	<b>March 15</b>		Not needed	<b>Every 2 years</b>
Remove under canopy of woodland areas	DS	P	Dec 15		Dec 15	Ongoing
Introduce parking management measures	MR	P	Sept 15		Not done as yet	
Improving pathways	JVB	LT	Dec 15	Heathland Mitigation	April 16	
<b>2016 Specific project works</b>						
<b>Excavate drain ditches</b>	<b>DS</b>	<b>P</b>	<b>Sept 16</b>		Delayed until 17	<b>Every 3 years</b>
Remove under canopy of woodland areas	DS	P	Dec 16		April 16	Ongoing
<b>2017 Specific project works</b>						
Stain Benches, shelters & picnic tables	CMc	P	Dec17			Every 3 years
<b>Top up woodchip paths</b>	<b>DS</b>	<b>P</b>	<b>Sept 17</b>			<b>Every 2 years</b>
<b>Remove 50% of pond weed</b>	<b>DS</b>	<b>P</b>	<b>March 17</b>			<b>Every 2 years</b>
Remove under canopy of woodland areas	DS	P	Dec 17			Ongoing
<b>2018 Specific project works</b>						
Remove under canopy of woodland	DS	P	Dec 18			Ongoing

areas						
<b>2019 Specific project works</b>						
Top up woodchip paths	DS	P	Sept 19			Every 2 years
Remove 50% of pond weed	DS	P	March 19			Every 2 years
Remove under canopy of woodland areas	DS	P	Dec 19			Ongoing
Not yet programmed						
Expansion of ground floor cafe						
Improve upstairs function facilities and bar						

## **7. Finance & Resources**

Parks have an annual revenue budget of £3.6m and total expenditure of £5.6m, with £2m of self generated income annually.

Staffing levels and budget resources for the site remain secure at present. Minor works are paid for through annual revenue budgets, whilst major capital expenditure can only be accessed through the Council's capital programme or successful grant applications.

Major works or expenditure predicted through the management plan will be highlighted to managers for integration in future budgets.

## **8. Monitor & Review**

As part of the process of managing the sites a regular green flag group meeting is held to discuss all green flag sites and progress between them. The site champion will visit the site regularly and work with stakeholders to ensure the site continues to develop and meet expected standards..

All staff and community groups have access to the management plans and will be encouraged to make notes throughout the year on when items were completed and any issues that arose.

Annual green flag judging feedback sheets are also taken into consideration.

Comments from above are fed annually into the issues section of the plan, from which point forward the plan is edited every year.

Review dates are shown on the front cover of the document.

# 9. Management Structure

## BBC LANDSCAPE TEAM

## BBC PARKS OPERATIONS

Michael Rowland  
Parks Manager  
Development  
01202 451632

Andy McDonald  
Parks Manager Operations  
01202 451695  
Head of Grounds Maintenance

Green Flag Champion  
Michael Rowland  
01202 451632

Jacqui Van Bommel  
Landscape Team  
01202 451636  
Design & Improvement

Martyn Sexton  
Technical Manager  
01202 451636  
Hard landscape & playground maint.

Nick Colledge  
Arboricultural Manager  
01202 451682  
Trees

Robert Potter  
Greenspace Manager  
07771 746033  
Resources, Machinery

Chris McMillan  
07771 746034  
Area Manager  
Grounds Supervisor

Shaun Woodland  
Booking Officer  
01202 451672

Eddie Barker  
07974 014710  
Senior Patrol Officer  
Out of hours patrol

Dave Stone  
07771647216  
Team Leader

3 x Parks Operatives  
based at Queens Park depot

### Other

Mouchel  
Building Maintenance

Tom Powell  
01202 451742  
Events Team  
Events Info.

01202 451306  
Dog Warden  
Dogs Fouling & Dangerous  
Dogs

BH Live  
01202 451675

### Community Groups

Queens Park  
Improvement &  
Protection Society

### Other Authorities

Police Control Room  
01202 222222  
Boscombe [Safer Neighbourhood Team](#)