

Listloaning Playing Field, Linlithgow Bridge



Community Consultation Survey Report



Listloaning Playing Field – Community Consultation Survey Results

SUMMARY

Introduction

A consultation was held from the end of May until mid-June 2024, in order to gain feedback on what the community thought about Listloaning Playing Field in Linlithgow Bridge. This is part of Community Choices, the council's participatory budgeting tool to assist focussed investment as part of the Open Space capital investment programme in parks. Suggestions were also sought from the community for proposals that would enhance the park. The survey was conducted on-line. Feedback was sought via a simple questionnaire. Eighty four responses were received by the deadline of 16 June 2024.

What people call the park

There are lots of different names used for the park. Some use general names such as the park, pitch or field while others use more specific references like the school field or MUGA. Others use local place names such as The Brig, Listloaning or Linlithgow Bridge.

What people like about the park

The large open greenspace is well liked. You can do different things to play or socialise here. It is close to houses, easily accessed and away from roads. It is well used by the community including the adjacent school.

What people don't like about the park

The fact that the park floods from the adjacent stream and is wet underfoot during and after heavy rainfall is the main dislike about the park. The condition of the changing room and container is also a negative point. The lack of play equipment, seating or connecting path to Avalon Gardens is also not liked.

Proposals

Following consideration of the community suggestions a number of proposals have been drawn up in order to request a quote to implement the works.

Next Steps

This feedback report will be made available on the council's website at <https://www.westlothian.gov.uk/parkinfo> under **Reports**.

If the cost of implementing the proposals is within the available budget then a contract will be issued and the work scheduled for completion by 31 March 2025.



Introduction

An online consultation was held to gain feedback on the community's likes and dislikes about Listloaning Playing Field in Linlithgow Bridge with suggestions also sought to enhance the park. The consultation was available on the council's website from 29 May 2024 until 16 June 2024.

This exercise forms part of the council's Community Choices process. West Lothian Community Choices is West Lothian Council's version of Participatory Budgeting - a democratic process which empowers people and communities to have a greater say in how public money is spent. West Lothian Community Choices empowers everyone from community groups to individual service users to get involved in local decision making via a democratic Participatory Budgeting process. This consultation is being used by Open Space to focus spend as part of the capital investment programme in West Lothian's public parks.

Listloaning Playing Field is a public park owned and maintained by the council. The park is just under 1.8 hectares in size and is located in a residential area of Linlithgow Bridge. It is regarded as a Neighbourhood Park by the council. The majority of the site is designated as *Land Safeguarded for Open Space* in the adopted West Lothian Local Development Plan, 2018.

There are 5 formal access points into the park: three along the norther boundary off Listloaning Road and Avalon Gardens, one from the south-east off steps adjacent to Linlithgow Bridge Primary School and one from the south-west corner off Broomyhill Place. There is no vehicle access by the public.

The park is centrally located in Linlithgow Bridge. Residential properties back onto the park forming its north-western boundary. A mature tree line and Linlithgow Bridge Primary School forms the eastern boundary. Residential properties back onto the western boundary along with mature trees in the south-west. The Mains Burn hugs half of the park just within the north-western and western boundary.

The majority of the park is amenity grassland. A Multi-Use Games Area (MUGA) is positioned in the south. A metal container is positioned close to the MUGA. There are 4 goals serving 2 full-size grass football pitches. A pavilion is centrally located serving the park.

A sealed and lit path provides access from the south and north-western access points. This provides wide, level access except for the spur to/from Linlithgow Bridge primary School which has a steep slope and steps.

Multi-purpose waste bins are located by the bridge in the north-western corner and the path intersection in the south-western corner of the park.

There are a number of mature deciduous trees on two sides of the park. The areas running along the park boundaries are left uncut.

Information gathering

An on-line survey was used to gather comments and feedback from local stakeholders. This was posted on the Council's website and available for completion between 29 May and 16 June 2024. Emails were sent to the local ward members, Linlithgow and Linlithgow Bridge Community Council, Linlithgow Community Development Trust, Linlithgow Burgh Trust, Linlithgow Bridge Primary School and a number of Council officers advising of the park survey and encouraging their completion and/or sharing. Posters were put up in and around the park which included a link to the survey along with a QR code connecting you directly to the survey.

There were 84 surveys completed by the closing date.

Feedback

Full responses to the survey are available in **Appendix 1**. A summary of answers to each question is as follows:

What people call the park

There is no common name given to the park by the community. Some simply refer to it as the park, the MUGA or the playing field. Its location adjacent to the school is used to define its name by others: school field; playing field behind the school; park behind school. More local names such as The Brig, Listloaning, Linlithgow Bridge, Doomsdale and Kettlestoun all get used to describe the park/playing fields/pitches.

What people like about the park

The park is regarded positively for many different reasons. A common element is its openness with lots of space for different activities including playing, dog walking and exercising by different age groups. It is easily accessed, close to houses and has good connectivity to surrounding areas. The community regards it as safe as it is away from roads with good surveillance within the park.

What people don't like about the park

The wet condition of the site after it has rained is seen as a negative. This is compounded by not having a path over half of the park. The lack of seating, not enough trees, no play equipment and floodlighting are also not liked. The behaviour of dogs (and some of their owners) and dog fouling left on the grass is disliked. The condition of the changing pavilion, the length of the grass and grass arisings left on site are also things that people don't like.

Suggestions to enhance the park

A number of suggestions were made to enhance the park or improve the enjoyment of park users. These, and any relevant comments relating to them, are as follows –

- Play area and other play features – There were a number of comments suggesting a play area or other facilities which are regarded as play assets such as outdoor gym equipment, cycle or skateboarding tracks, skate park, table tennis tables and 3G/4G pitches. Park enhancements and play asset improvements are funded from different budgets. The current budget allocation is for park enhancements which excludes play equipment and assets. In the majority of cases such facilities would not have been possible anyway within the current budget.
- Dog behaviour - There were a few suggestions for fencing off certain areas to restrict or contain dogs. The council does not have a policy to fence areas for dogs. Consideration has been given to this in the past and will not be developed further by the council.

The council does not ban dogs from public open spaces. Dog owners are requested to keep their dogs under close control but this does not, necessarily, require them to be on a lead. More information relating to dog behaviour and reporting dogs that are out of control can be found on the council's website at <https://www.westlothian.gov.uk/article/34360/Out-of-Control-Dogs>

Advice relating to other dog related issues including dog fouling is also found on the council's website at <https://www.westlothian.gov.uk/article/47563/Dogs>

- Additional bins – The council's Nets, Land Services & Countryside team determines the location of council waste bins. There are currently two bins in the park and this is considered sufficient for the park area. The black bins are for all waste including litter and dog fouling. If you wish to report a litter issue or request a new bin further information on this is available at <https://www.westlothian.gov.uk/article/32091/Report-Litter>
- Park patrols - There are no resources to "patrol" parks as a mechanism to curb anti-social behaviour.

The Antisocial Behaviour (Scotland) Act 2004 defines it as, "*acting in a manner that causes or is likely to cause alarm or distress.*" For behaviour to be classed as "antisocial" it must be persistent, this means that one- off incidents may not be classed as antisocial behaviour, however, these incidents could still be criminal. It is important that you contact Police Scotland if you have been the victim of a crime. For additional information, including how to report anti-social behaviour, please visit the council's webpage at <https://www.westlothian.gov.uk/anti-social-behaviour>

- CCTV - The council does not have CCTV cameras within its parks. There are some security cameras attached to certain buildings which happen to be located within parks e.g. an Xcite gym. The council does not have the resources to install and maintain CCTV for parks. Unfortunately, CCTV cannot, therefore, be considered further for Listloaning Playing Field.
- Park drainage – There were suggestions for park or pitch drainage. The park has raised sides around part of it and the site is relatively flat. It also has the Mains Burn bounding about half of the park. The park's topography, therefore, acts as a natural flood plain when water in the Burn is raised. These conditions mean that the park collects and holds water which takes time to drain and dry out which may not be for a long time in wetter weather.

It is not possible to add the level of drainage that would be required to drain even one football pitch or a large area of grass, to allow the water to drain away faster, within the current budget.

- New connecting path – A new path along the northern edge of the park/pitches was suggested a number of times. The access in this area is over amenity grass which is very boggy during and after heavy rain. Grass surfaces are not accessible to all, particularly if you have a disability, use a wheelchair or push a pram. A new path along the northern edge of the park, on the south side of Mains Burn, would improve accessibility and route options within the park. This would connect onto Avalon Gardens in the north-east and the garage area to the rear of Listloaning Road in the north-west of the park. Due to available budget this is proposed as a whindust topped path (rather than a sealed path like the existing path route running along the west of the park).
- More seating/new picnic tables – There were suggestions for seats or a picnic table. There are no seating options currently in the park. Seating would allow you to rest, watch park activities and enjoy your surroundings. The location of seating needs to be carefully considered to ensure that nearby residences are not negatively affected, maintenance of surrounding areas is not negatively affected and that they can be reached easily by park users.
To be easily reached, and make the most of a southerly aspect, a seat could be located adjacent to the proposed new path along the northern park edge (as above).

- Football pitches – A few suggestions were made for the pitches to be marked. The council will consider requests from football clubs to mark pitches at the beginning of a playing season. The clubs are then responsible for maintaining the lines.
- Changing pavilion – Painting/repairing the pavilion was suggested. A number of changing facilities and pavilions have already been identified by the council for potential community leasing or demolition. This includes the Listloaning facility. The pavilion in the park will shortly be marketed for leasing to any interested community group. If there is no interest to lease the pavilion it will be considered for demolition.
- Additional lighting – More street lighting and floodlighting was suggested. There are street lights along the central and western path edges. The main reason for this provision is for active travel through the park to surrounding facilities and amenities. Many parks do not have any lighting and there is no policy for this provision. In addition, the council does not have the resources to install and maintain new lights for recreational amenity. Unfortunately, new lighting cannot, therefore, be considered further for Listloaning Playing Field.
- Improved biodiversity/additional planting – More biodiversity measures were suggested along with requests for more planted up areas.

Under the Nature Conservation (Scotland) Act (2004), all public bodies in Scotland are required to further the conservation of biodiversity when carrying out their responsibilities.

Natural features, like any other park assets, still need to be managed. Some features are managed by leaving them alone, perhaps for wildlife or other reasons, but generally resources are needed in the form of funding and/or workforce. The sustainability of any new plant, therefore, needs to be considered from a maintenance point of view: what and how much maintenance is needed with the ideal scenario resulting in no more, or ideally less, resources than currently required. Bulb planting for example, once planted, will require little or no resources compared to a new shrub or hedge which is likely to need to be cut regularly.

Bulbs can provide pollen, nectar, colour and habitat variety. The park is large enough to plant bulbs in the north-east and west, particularly some early flowering varieties for insects seeking food in February/March when sources are limited. Flowers at this time of year would also not affect grass cutting too much with only one or two grass cuts being missed in order for the bulbs to die back naturally and replenish energy for the next year's display. Native Daffodils and early flowering Crocus species would complement the existing bulb areas on site.

Park maintenance – There were various comments about grass cutting as well as the general condition of the park.

The park receives 12 cuts of grass per year, approximately from April to September, weather dependant. The cut grass is not lifted. These standards are for all parks maintained by the council.

The park is regularly litter picked and bins emptied. If you would like to report an overflowing bin or litter on site please use [Report Litter - West Lothian Council](#)

Park proposals

Based on the community suggestions that can be implemented within the park (and likely to be within budget) a number of proposals (excluding the play area proposals) have been drawn up:

- New whindust path – a new whindust path on the southern side of the Mains Burn section which runs east to west, from Avalon Gardens to the bridge in the north-west of the park is proposed. (If the budget allows this may be surfaced with Bitmac).
- New seat – a new seat off the new path is proposed. This would be located in the north-east of the park.
- Install park signage at entrances – Three new park signs would be installed at the main entranceways on the north-western, north-eastern and south-western access points. These would include details of how to report any issues to the council.
- New bulbs – New bulb planting is proposed in the north-eastern corner and small pockets off the existing path running north-south. This would be in strips of *Narcissus pseudonarcissus* or *Crocus tommasinianus* to provide early pollen as well as colour and enhanced biodiversity.
- In-filling of holes along path - The holes between the existing path edge and the Mains Burn running south to north would be filled in where the water has eroded the ground.

The implementation of any of the above proposals depends on their costs being within the park budget.

A layout plan showing the above proposals is shown below.

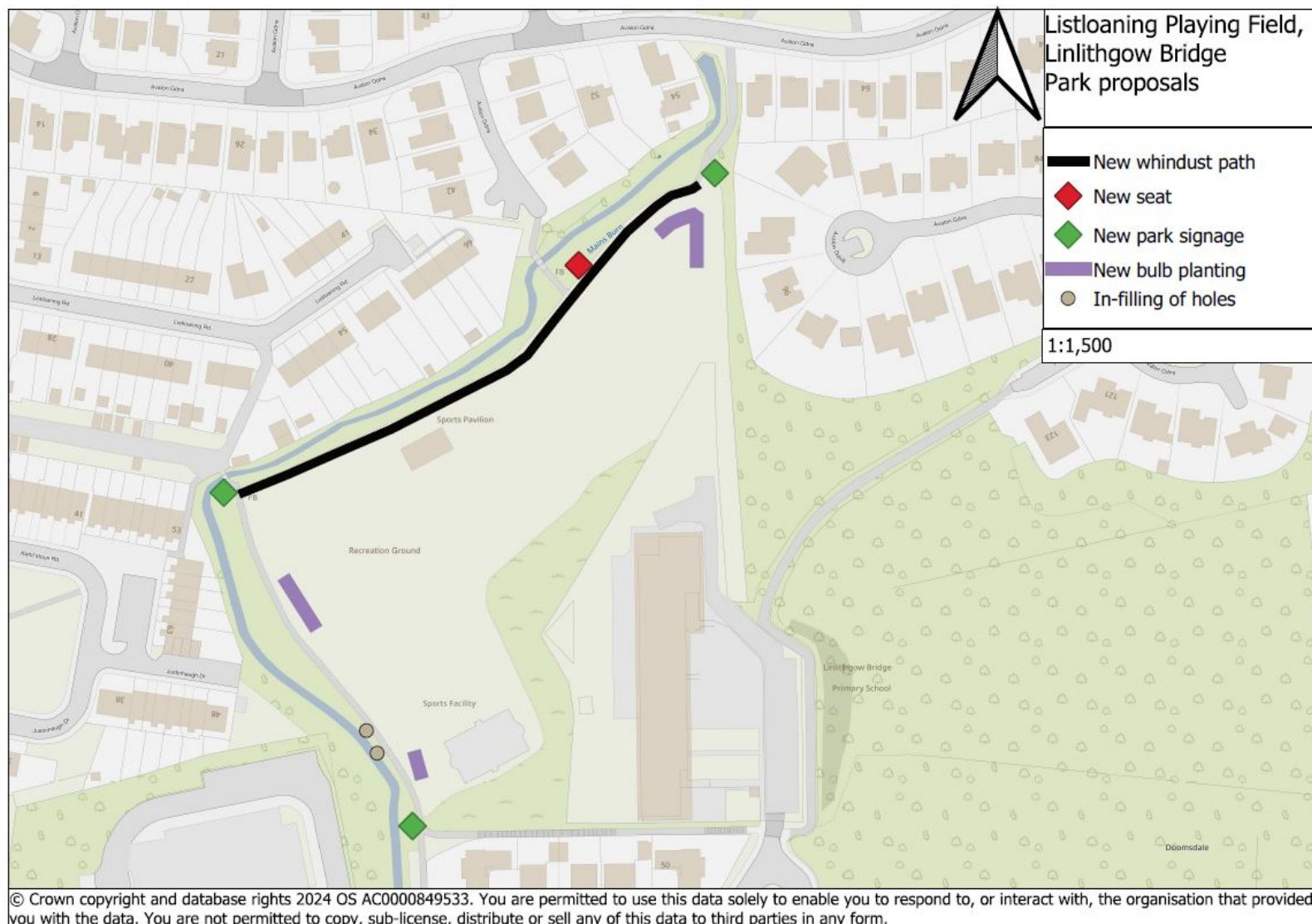
Next Steps

This report will be made available on the Council's webpage at <https://www.westlothian.gov.uk/parkinfo> under **Reports**.

The 60 respondents who requested to join the park email list will be kept updated about the park improvements. Anyone else who would like to join the list can request to do so by emailing Carol.Campbell@westlothian.gov.uk

A quote for the proposals will now be sought. If within budget, it is hoped that the work will be completed by 31 March 2025.

Park proposals plan



Appendix 1 - All survey results, as returned in surveys

1. What do you call the park?

lithgae brig field
The School field
The Brig
Listloaning Pitches
Muga
The mugga
MUGA
The field
Linlithgow bridge football park
The Field
Listloaning playing field
Brig park
The mugger
Linlithgow Bridge playing fields
The pitches
Park behind school
Linlithgow bridge park
The Muga
Doomsdale park
The Mugga at Linlithgow Bridge.
Linlithgow Bridge Park
The playing field
Linlithgow Bridge football pitch
Kettlestoun Pitches
A park
The Brig Park
The pitches
Listloaning Football Pitches
The playing field
The playing field
The Park
Liistloaning football pitch
The playing field behind the school
Linlithgow Bridge Playing Field
the pitche

2. What do you like about the park?

I used to walk my dog around it. Lovely to see the kids playing football on it.
Close to where we stay
Great to have this area for various activities
Green area for kids to play, walking dogs.
I like the open space for the kids to run around and play ball games, chase and go sledging down the hill in winter. LBPS use it for

their sports day and personally I think they should use it more for PE lessons etc.

Open space at west side of town

I like the large open area fully covered with grass. It is not only suitable for both kids running around but also a good place for dogs.

Football pitches and basketball court, my dog loves to play in the burn

Accessibility from 4 points-opportunities for all ages to exercise and socialise

Easily accessible.

Lots of space.

Away from roads.

The space it is great seeing people using it. Playing, walking dogs, learning to cycle

My nephew loves to go over and play football here most nights

The basketball area

The park is great for walking the dog and meeting other dog walkers. The pitches seems to be sporadically used by walking football

teams as well as a great place for Linlithgow Primary sports day. The children play football against the changing rooms to stop the

ball running to far away or into the burn. In winter the slope up to the primary school offers a great sledging.

Great place to play with grandchildren, fly kite etc.

The paved path connecting to the other side; the giant green space with enough room for everyone

No roads to cross for children

As a disabled local it's the only place I can walk my dog. It's also good to see the kids playing football there rather than playing in the streets.

Open space and different access points.

Big open space

Open space to throw a ball for our dog.

large open green space with some sports facilities. ideal place for my kids to play and a nice walk to school at Linlithgow Bride primary.

It breaks up all the housing around it and gives a place for people to play football or other games as well as walk their dogs.

That it is a safe open space for dog, kids and sports. It is really good that there are no side or main roads directly surrounding it so

you feel more relaxed to enjoy the space with my dog.

That my son can play football and other games there with his friends

I can see him from my window

He can use the MUGA

The school uses it for sports day etc

It joins areas of Linlithgow bridge together ie Avalon, Listloaning, justinhaugh/ kettlestoun rather than having to go the long way round to reach these places

It's nice to have green open space nearby. It's good for taking the dog out and it's also good as a route for walking to other parts of

Linlithgow Bridge.

Great space for football or for children just running around with a ball .

Great open space for all sorts of uses - dogs, runners, football, children playing. It's also a good flood plain for when there's a lot of rain.

Open access with multiple access points.

Informal nature and how it is used as a sociable space.

Muga is a real asset & gives children a safe space

It's a community space that brings together the key parts of linlithgow bridge.

It's location is good for a community pitch

It's the largest green space in the area.

Lots of kids use it for sports.

Great for walking my dog.

Lots of open space

Open green space that has the flexibility to be used in lots of ways. Football, sledding, sports day, frisbee, and any outdoor space.

The multi space with the basketball and goals is great when it's been really wet. convenient.

3. Is there anything that you don't like?

the overgrown eyesore on the right of the field

Dog owners that don't have control of their dogs and don't pick up their dog's poo

The grass is always too long to play ball games on, it's full of dog poo and is always water logged.

No point have the space if it's unusable. Condition of the pitches and changing rooms are poor. And with no floodlighting at times

the area is unusable.

Very prone to flooding

The path becomes flooded from the stream in heavy rain.

Flooding

The grass can be quite muddy when raining. And the grass can be flooded by the wee river beside during heavy rain.

The park floods in heavy rain the burn should be cleaned regularly of rubbish and overgrowth. The edge of the burn should be

repaired at the low bit to stop flooding.

There are no seats to sit whilst kids are playing, a few picnic benches would be good

Summertime late night congregation of youths; summertime surge in volume of litter

It's always covered in dog poo!

The pavilion needs upgraded the burn floods the park due to the water coming out of drain from Sainsbury. This restricts walking the

path to school. Requires a walk at this corner to stop the burn overflowing or developed like the burn in braehead tunnelled in.

People misusing the space /dog poo

Not enough trees planted, it's a bit bleak. And football pitch is of unclear ownership, needs better advertising to locals. Is it used by

a club or team?

The graffitied changing rooms and container are both eyesores and need painted and fixed up. It would be good to make

something more out of the changing rooms.

There are too many out of control dogs. I fear for the safety of the children and the dog fouling is a serious health hazard. The huge increase in the number of dogs in recent years has transformed this park and it is no longer safe for children. Sadly many of the dog owners do not keep their dogs under control and are rude when asked to put their dogs on leads.

The creek collects trash periodically which doesn't look great
No

People that don't clean up after their pets.

Football pitch is on a slope.

Other dog owners not picking up their poo. The burn bursting its banks and the field flooding when it rains.

the old football club building is in poor condition and covered in graffiti. the burn overflows and floods the path and pitch on a regular basis.

The random container and the old club house which haven't been used in a very long time. It gets severely water logged and becomes more of a bog rather than a park for quite a lot of months of the year.

There isn't any paths at the sides of the fields to help navigate through the park - not helpful when it's soggy / muddy due to the lovely Scottish weather we have

The building, which I think is for a football club, is an eyesore. Same for the container near the MUGA. The area near the burn often becomes very waterlogged.

I don't like the fact that dogs are not kept on the leash when in the parks .

The two structures - the permanent pavilion and the temporary shipping container (which has been there for at least 10 years) don't

look particularly great. Some investment in this could be beneficial. There's a big hole between the main path and the river, gouged

out (mainly) by the water when the river has flooded - this could do with some attention.

The ground does get pretty wet in the winter, but it is a flood plain so perhaps that's just something that we should expect.

Dangerous holes alongside path from Mains Burn overtopping.

Lack of a non-muddy route across.

Just grass - very sterile for wildlife.

Building in the middle is very scruffy & doesn't seem to be used.

It's a flood plain and for most of the year can't be used as a community park

The wet and the fact that it's not looked after well enough. IE badly maintained.

The area regularly Floods.

The changing rooms are falling apart.

The shipping container is an eye sore.

The railings over one of the footpath bridges are in need of repair.

No footpath link between all the entrances and the main path.

Dog poo.

No play equipment

Not a path all the way round, flooding so makes it hard to use after long periods of rain, not regularly mowed and some dog owners

just leave the mess - easier to clean up if mowed more!

Whenever there is a bit of rain the dip at the end of the tarmac path from Avalon Gardens (caused by vehicles going onto the grass?) ponds whilst the rest of the pitches drain better.

4. Please suggest things that could enhance the park or improve your enjoyment of it

Better football facilities

More poo bins

Maybe fencing to restrict dog access?

Build a big 4G Astro pitch that can be used by the public but could also be rented out to sports teams as there is a real shortage of

space for football, rugby and hockey teams. Most clubs are having to have a least one training session a week in Winchburgh and

surrounding facilities as Linlithgow does not have the capacity to meet the demand.

3G pitch. 50x50 feet

All weather football/sports area such as astroturf.

Maybe a path along the edge of the field that takes you from the Avalon gardens entrance to meet up with the path that comes

from listloaning so people can still go that way in wet weather.

I think they should leave it as open, grassy space. There are already lots of play parks around the town so I don't think we need

another here.

Drainage

Better goals for kids / pitch marking

It would be great if you could do something with the small river so that it will not flood anymore.

paint the goalposts - picknick benches - improve the bank to the burn at the low area, paint the changing rooms the exterior is a

mess

Is the container adjacent to the multi use games court required? It is unsightly and totally out of place and has sat there for at least

20 years to no apparent purpose. Unless it is used for storage of essential equipment, could it not be removed?

there are Litter Bins at the south and west entries to the park- it would be good to see this provision augmented with additional bins,

one right alongside the games court and one at the east entry to the park from Avalon Gardens.

If the football pavilion is to be retained, could the pebble dash be repainted in anti graffiti paint to help deter offensive vandalism?

The games court is well used by toddlers, children and young people. If sums allowed would Council consider augmenting this

facility by installing a multi station fitness circuit adjacent to the court?

Better maintenance.

Fenced in football / basketball area.

An area for kids to cycle/scate round. 5 aside football as some kids down there most days with a football

A play park like in beecraigs would also be fantastic

A proper pitch for the kids to play football in.
 Someone to monitor and patrol the park making sure no one is misusing the space.
 Better clarity on who uses football pitch
 More tree planting to improve its appearance
 A bench or two and a small area for kids to play
 A path along the North side of the park joining both entrances from Avalon Gardens to the path at the West end of the park.
 Get local artists to do something with the changing rooms and container.
 Turn the football field to the North of the school into a pitch and put or putting green.
 Ban all dogs or create a separate zone for dogs. Introduce cctv cameras to improve child safety and dissuade dog owners from allowing their dogs to foul on the grass.
 Pave a pathway following the creek that cuts through the park; many people walk this route but in the winter it's a slog.
 Hire an artist to decorate the deteriorated club house building in the field (it's an eye sore)
 Everyone cuts over the river and scrambles up the hill to get to Sainsbury's; putting stairs in would be great.
 A cycle/skateboarding track would be good.
 Maybe a bin at the west end and more notice about dog fouling. Also, it floods frequently so please don't build houses on it.
 Interesting planting in small areas.
 The building looks quite threatening a big mistake would cheer it up.
 Rugby posts
 Tennis court
 All weather table tennis table
 Better drainage so it can be used all year round.
 flood prevention or better drainage.
 a bike track or skate park
 path along the burn joining Listloaning to Avalon gardens
 paths widened with lane for bikes
 there isn't many open spaces left where kids and adults can play sports free of charge.
 protecting such a space for recreation is paramount.
 Removing the container and the clubhouse to get rid of the old ugly buildings that ruin the nice grassy area.
 The drainage or flooding barriers in place.
 Benches to sit on around the park especially when it is so muddy.
 The container and the football building are eye sores and are barely used if ever and quite ugly!
 A path around side of park / field (back of changing facilities leading from path to Avalon
 With additional lighting
 A path / track around the field for cycling / Scooter / skateboards
 Access from park / field to sainsburys
 Maintained more often
 Fencing
 Football pitches marked out properly
 Use of changing room facilities

To be kept as a field / park and not sold to a housing company

Remove the building and the container. Install a path to connect Avalon Gardens with the path on the west side.

The problem is the park floods from the burn with heavy rain . Sometimes this makes it difficult to pass the footpath .

The area around the parks would benefit from wildflowers . I've seen this in other towns and looks lovely .

Improvements to the pavilion; removal or enhancement of the shipping container; perhaps some wild areas (i.e. areas for wild flowers) in the less accessed areas.

Possibly extending the path so that it links up with Avalon Gardens, i.e. continues to follow the river round to the east?

Restore the condition of the bank of the burn & design to ensure it gets less washed away when in flood.

Upgrade or remove the football club building.

Wildflower planting on non-pitch areas.

An actual path from northern corner to existing path

Don't use as a flood plain

A path along the edge between listloaning and avalon bridges

A bridge and steps up to sainsburys

Make the building in the middle good and for community use

As before.possible goal posts across the way at a fair level area drainage and some levelling off. Whatever happens this pitch must

be preserve as it is the only free park within the community.

Demolish the changing rooms.

Remove the shipping container or disguise it with plants/trees.

Add a footway to link all the footpaths.

Swing park would be great

Wood trim trails

Path around the outside making it a saver cut through for children to see their friends as they don't need to go via the road!

New football goals

Removal of the old buildings as it's an eye sore and not save.

Please lift the level of ground at the point mentioned at 3; and at the same time fill in some of the holes on the pitches such as at the east end goals.

A path running east / west alongside the burn would improve accessibility, especially for those with pushchairs and shopping.

There is a lot of informal use by families and groups of children which would be enhanced and encouraged by a more even surface and more frequent grass cutting.