

Wednesday 14 January 2026

To Councillors – Danny Bonnett (Chair), Chris Bloor, Christine Carter, Chris Davies, Fiona Deas, Gil Gilroy, James Murray, Chris Rowe, Chris Woodhouse

Please take notice that a meeting of the **Open Spaces Committee** of Thornbury Town Council will be held in the **Council Chamber of the Town Hall** on **Tuesday 20 January 2026 at 7.30pm**.

All above named Councillors are hereby **summoned** to attend the above meeting for the purpose of considering and resolving upon the business to be transacted at the meeting as set out hereunder.



Wendy Sydenham, Deputy Town Clerk

*Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability), Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity.*

*Public Participation: Please note that this meeting is open to the public. Please take note of the guidance notes for public participation [provided](#).*

*Emergency Evacuation Procedure: please familiarise yourself with the emergency evacuation procedure on display in the Council Chamber and acquaint yourself with the nearest emergency exit. The assembly point, in the event of any evacuation, is next to the Town Council Noticeboard on the opposite side of the High Street.*  
*If you would not be physically able to use the stairs in the event of a fire, please inform us of your intention to attend this meeting no later than 9.00am on the Monday before, so that appropriate arrangements can be made.*

## AGENDA

1. To receive any apologies for absence
2. To receive any members' declarations of interest
3. To receive any representations from the public relating to items on the agenda
4. To approve and sign the minutes of the Open Spaces Committee meeting held on 18 November 2025 (paper attached)
5. To consider a report on unwanted vehicle access onto Oakleaze Green (paper attached)
6. To consider a condition survey carried out by officers on the existing tennis court fencing (paper attached)

7. To receive an update on the SGC Streamside Improvements Project, specifically the formation of a Working Group by SGC which will report/recommend directly to Full Council
8. To consider matters relating to the installation of a MUGA at the Mundy Playing Fields
  - 8.1 To receive a verbal update on the project and note the location of the MUGA approved by SGC Planning Department (paper attached)
  - 8.2 To agree to proceed via an electronic tendering process
  - 8.3 To agree a provisional project timetable (paper attached)
  - 8.4 To agree to delegate authority to officers to produce tender documents, in line with the design elements already agreed by Committee on 26.11.25 and incorporating any adjustments agreed at subsequent meetings
  - 8.5 To agree to delegate authority to officers to make arrangements outside of formal Committee meetings for tender opening and tender interviews
9. In relation to the refurbishment of the Streamleaze Play Area, to agree participants and timings for tendering opening (24.02.24 PM) and tender interviews (03.03.26 PM or 05.03.26 PM)
10. To note the grounds maintenance commitments made in relation to the Mundy Playing Fields, required to meet Biodiversity Net Gain conditions for securing planning permission for the MUGA and new storage facilities (papers attached)
11. To confirm the order for hanging baskets for 2026
12. To receive an update on progress against actions from the most recent RoSPA play area inspection reports (paper attached)
13. To note that the deadline for submission of items to the Deputy Clerk for inclusion in the next agenda is Wednesday 4 March 2026
14. To note the date of the next meeting – Tuesday 17 March 2026

*END OF AGENDA*

Minutes of the Meeting of the Open Spaces Committee  
held on 18 November 2025 at 7:30pm  
in the Council Chamber, Town Hall

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Councillors present: Cllr Danny Bonnett (Chair)  
Cllr Chris Bloor  
Cllr Christine Carter  
Cllr Chris Davies  
Cllr Fiona Deas  
Cllr Gil Gilroy  
Cllr James Murray (from item OS2526.55 onwards)  
Cllr Phil O'Rourke  
Cllr Chris Rowe  
Cllr Chris Woodhouse

Officers present: Wendy Sydenham (Deputy Clerk)

Councillors absent: Cllr Emma Shepherd

There was a representative of South Gloucestershire Council in attendance in relation to item OS2526.57

**OS2526.52 TO CONSIDER ANY APOLOGIES FOR ABSENCE**

There were no apologies for absence offered.

**OS2526.53 TO RECEIVE ANY MEMBERS' DECLARATIONS OF INTEREST**

Cllr Chris Bloor declared an interest in matters relating to Walkers are Welcome, specifically item OS2526.63, as Chair of that organisation.

**OS2526.54 TO RECEIVE ANY REPRESENTATIONS FROM THE PUBLIC RELATING TO ITEMS ON THE AGENDA**

There were no members of the public present.

**OS2526.55 TO ELECT A NEW COMMITTEE VICE CHAIR**

Nominations were received and seconded for two candidates for the post of Vice Chair of the Committee, Cllr Phil O'Rourke and Cllr Chris Bloor. Following a vote, Cllr Chris Bloor was duly elected Vice Chair of the Committee.

**OS2526.56 TO APPROVE AND SIGN THE MINUTES OF THE OPEN SPACES COMMITTEE MEETING HELD ON 16 SEPTEMBER 2025**

It was **RESOLVED** unanimously to approve the minutes of the Open Spaces Committee Meeting held on 16 September 2025, and they were signed by the Chair.

**OS2526.57 TO RECEIVE A PRESENTATION FROM SOUTH GLOUCESTERSHIRE COUNCIL (SGC) ON THE STREAMSIDE IMPROVEMENTS PROJECT**

Following a presentation by SGC, comments were made by Committee members in relation to the following:

- There was concern that this was a missed opportunity to resolve issues relating to other footpaths and highways around the town which detrimentally affected residents' ability to safely and easily walk or cycle around the town, and a missed opportunity to develop new routes or join up routes. The Committee felt that these needed to be addressed along with the Streamside Improvements to ensure a coherent and planned approach to improving non-vehicle travel around Thornbury. SGC noted these concerns and highlighted that some of these were being addressed through separate projects, as part of the Getting Around Thornbury Scheme. SGC agreed to provide a single document that mapped all of these together and to provide this for the January Committee meeting.
- Concerns were raised regarding the costs involved with the Town Council maintaining play equipment installed by SGC as part of the Streamside project and it was agreed that further details should be obtained regarding all costs involved, to allow further discussion at the January Committee meeting.
- The Town Council should be allowed to actively participate in the planning of the improvements, including codesign of the areas where play equipment would be installed.

The following was **RESOLVED** by majority vote:

- That the Committee were very supportive of the Streamside Improvements project in principle, whilst also highlighting the importance of not missing this opportunity to make other improvements to travel as part of a joined-up scheme.
- That the Committee would discuss the project further at its next meeting in January, to be supported by a map of all planned projects relating to improving walking and cycling routes around Thornbury (SGC to provide for the meeting), and further detail on the costs involved with maintaining proposed play equipment (SGC and Town Council officers to provide). At the January meeting, the intention would be to make recommendations to Full Council regarding the project (for consideration at the March Full Council meeting).

(It was noted that the Climate & Nature Committee would consider the climate and nature aspects of the Streamside Improvements project in at its next meeting.)

**OS2526.58 TO CONSIDER MATTERS RELATING TO THE HEDGE CUTTING REGIMES ON TOWN COUNCIL LAND**

In relation to the hedge cutting regimes on Town Council land, the following was **RESOLVED** by majority vote:

- To agree to the suggested changes in the hedge cutting regimes as set out in the officer report, with the additional action that officers would work with the Tree Warden, Cllr Chris Bloor, to identify hedges which included Elm trees and ensure that these were maintained at below 2m in height.
- To note that Avon Wildlife Trust were carrying out hedge surveys on some hedges on Town Council land and to delegate authority to officers to proceed with any cost-neutral hedge works suggested by Avon Wildlife Trust.
- To delegate authority to officers to engage contractors to carry out Winter 2025 hedge works in line with the agreed regimes, with officers acting within the Financial Regulations when engaging contractors, and with expenditure being within the £7000 already set aside for hedge works (as a previously agreed overspend to the Open Spaces Maintenance Budget 130/4150).

**OS2526.59 TO CONSIDER A REQUEST TO HOLD A JUNIOR PARKRUN ON SUNDAY MORNINGS AT THE MUNDY PLAYING FIELDS**

In relation to the request to hold a Junior Parkrun on Sunday Mornings at the Mundy Playing Fields, it was **RESOLVED** by majority vote to agree to the request.

**OS2526.60 TO CONSIDER MATTERS RELATING TO SEATING ON TOWN COUNCIL LAND**

- **To Consider Options for a Replacement Seat on Rock Street Garden**

It was **RESOLVED** by majority vote to proceed with the purchase of a bespoke bench made from FSC certified hardwood by a local supplier at a cost of £1068 plus VAT to be funded from the Site & Property/Street Furniture (4595/130) budget.

- **To Note and Ratify an Officer Response to Comments Regarding Planned Seating on Oakleaze Green**

It was **RESOLVED** by majority vote to note and ratify an officer response to comments received regarding planned seating on Oakleaze Green, in relation to potential antisocial behaviour and littering. The Committee confirmed that officers should proceed as planned with the installation of the seating and that levels of litter should be kept under review by grounds staff.

**OS2526.61 TO CONSIDER QUOTES FOR REPLACEMENT FENCING AROUND THE TWO PUBLIC TENNIS COURTS AT THE MUNDY PLAYING FIELDS**

In relation to replacement fencing around the two public courts at the Mundy Playing Fields, the Committee **RESOLVED** by majority vote to request that officers carry out a thorough survey of the fencing with a view to making repairs to the existing posts and/or re-concreting them in place to defer the need for complete replacement of the fencing.

**OS2526.62 TO CONSIDER COMMITTEE BUDGET REQUIREMENTS FOR 2026/2027**

The Committee noted the draft Committee budget for 2026/2027 provided by the Chief Executive & Responsible Financial Officer. The Committee requested some further information on two items, to be provided out of meeting. Otherwise, it was **RESOLVED** by majority vote that the Committee did not wish to make any further requests or amendments to the draft budget for Open Spaces (with the exception of an increase of £5000 to the Play Equipment Maintenance 4410 budget in 2026/2027, to allow for the Streamleaze play area refurbishment budget to be £75,000 rather than £70,000 – see resolution under item OS2526.66).

**OS2526.63 TO CONSIDER DRAFT WALK LEAFLETS PRODUCED BY WALKERS ARE WELCOME SUPPORTED BY THE TOWN COUNCIL**

In relation to the draft walk leaflets produced by Walkers Are Welcome, with support from the Town Council, it was **RESOLVED** by majority vote to agree to the leaflets being published, with the inclusion of a waiver. It was noted that the Town Council would print copies of the leaflets on normal paper, and Walkers are Welcome could apply for a grant for any additional or enhanced printing requirements. It was also noted that signage for the walks could be considered further in due course.

**OS2526.64 TO RATIFY THE OUT OF MEETING DECISION TO AMEND THE TYPE AND POSITIONING OF THE STORAGE STRUCTURE FOR THE FOOTBALL CLUB AT THE MUNDY PLAYING FIELDS**

It was **RESOLVED** by majority vote to ratify the out of meeting decision to amend the type and positioning of the storage structure for the Football Club at the Mundy Playing Fields, as detailed in the officer report.

**OS2526.65 TO PASS A RESOLUTION TO EXCLUDE MEMBERS OF THE PUBLIC AND PRESS FOR THE REMAINING AGENDA ITEMS DUE TO THE COMMERCIALLY SENSITIVE NATURE OF THE BUSINESS TO BE CONTRACTED**

It was **RESOLVED** by majority vote to pass a resolution to exclude members of the public and press for the remaining agenda items due to the commercially sensitive nature of the business to be contracted.

**OS2526.66 TO CONSIDER MATTERS RELATING TO THE REFURBISHMENT OF THE STREAMLEAZE PLAY AREA**

- **To Agree to Proceed with the Refurbishment of the Streamleaze Play Area**  
It was **RESOLVED** by majority vote to proceed with the refurbishment of Streamleaze Play Area.
- **To Agree a Budget for the Project (Subject to Final Agreement During Budget Setting for 2026/2027) and Agree the Design Brief**  
It was **RESOLVED** by majority vote to recommend to the Finance & General Purpose Committee that the budget for this refurbishment project be increased to £75,000 which would require an increase of £5000 to the Play Equipment Maintenance 4410 budget in 2026/2027.  
It was **RESOLVED** by majority vote to agree the Design Brief as circulated with the meeting papers, with the following amendments/additions:
  - the basketball hoop be replaced with combined basketball hoop and football posts
  - additional path works to allow hard surface routes from entrance gates to seating
  - request that the design include some sensory elements
- **To Agree to Make a Recommendation to Full Council to Allocate Funds from an Existing Ear Marked Reserve to the Project (EMR 355 Play Equipment)**  
It was **RESOLVED** by majority vote to make a recommendation to Full Council to allocate funds (£35,000) from an existing Ear Marked Reserve to the project (EMR 355 Play Equipment).
- **To Agree to an Electronic Tender Process**  
It was **RESOLVED** by majority vote to allow an electronic tender process.
- **To Agree to Delegate Authority to Officers to Prepare all Other Tender Documentation**  
It was **RESOLVED** by majority vote to delegate authority to officers to prepare all other tender documentation.

**OS2526.67 TO NOTE THAT THE DEADLINE FOR SUBMISSION OF ITEMS TO THE DEPUTY CLERK FOR INCLUSION IN THE NEXT AGENDA IS WEDNESDAY 7 JANUARY 2026**

The deadline for submission of items to the Deputy Clerk for inclusion in the next agenda was noted to be Wednesday 7 January 2026.

**OS2526.68 TO NOTE THE DATE OF THE NEXT MEETING – TUESDAY 20 JANUARY 2026**

The date of the next meeting was noted to be Tuesday 20 January 2026.

The meeting closed at 21.15.

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## **Officer Report to Thornbury Town Council Open Spaces Committee**

**Report Title:** Vehicle Access onto Oakleaze Green

**Prepared By:** Wendy Sydenham, Deputy Clerk

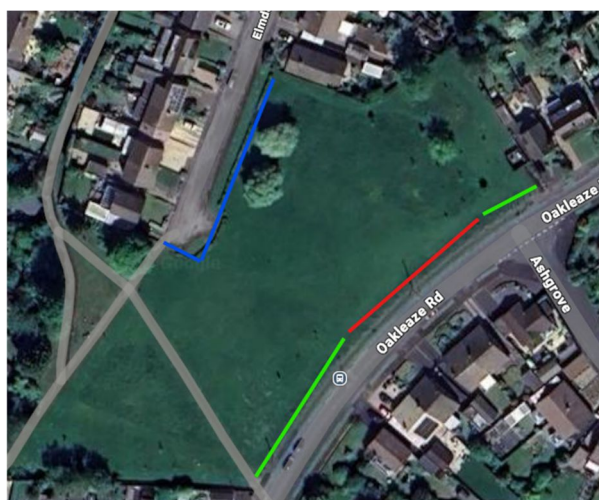
**Date:** 20 January 2026

**Status:** For Action



### **1. Background**

The Town Council has installed a number of barriers around Oakleaze Green to protect it from unwanted vehicle access – see below. The original aim was to prevent access by large vehicles, particularly by travellers. A section of the perimeter along Oakleaze Road was left without any barriers as the camber was deemed steep enough to deter large vehicles.



Hedge/Fence/Drop Bollard on Path

Mix of High and Low Bollards

Steep Camber/Inaccessible by Large Vehicles



Since the installation of those barriers, there have been a few incidents (around 3-4 known/ reported incidents in the past two years) whereby cars or small work vans have accessed the



Green. The most recent was a car accessing the Green over the Christmas period, presumably antisocial behaviour, causing damage to the grass and creating a safety issue – see below. This incident was reported by staff but also reported by two members of the public who have asked the Town Council to consider putting barriers along the remaining section of the perimeter to deter access by vehicles of any size.



The Committee is asked to consider whether it wishes officers to explore options and costs for installing barriers along the remaining section.

## **2. Considerations**

More detailed scoping can be carried out by officers on specific options if requested, but in brief, the following should be noted:

- The original aim of the Town Council in installing barriers was to avoid access by travellers, which is why the steep-cambered section was left.
- There have been relatively few (known/reported) incidents of vehicles accessing the Green.
- The incidents that have occurred, however, represent a risk to the safe enjoyment of the green space and it is clear that the space can be accessed and has been accessed.
- Prior to the first bollards being installed, a localised consultation was carried out and there was a reasonably close divide between responders saying the risk was low and protection was therefore unnecessary and those wanting some protection put in place.
- When the hedge and fence section was installed along the Elmdale Crescent side of the Green, there were complaints from some residents that it would reduce the “open” feeling of the space.
- The currently un-barriered, steep-cambered section is around 50m and it would cost approximately £3500-£5000 to install low level bollards and £1000-£2000 to install hedging. (This would be approximately £4000-£5000 for both hedging and fencing – this combination was used on the Elmdale Crescent side of the Green to protect the new hedge from footballs, etc. This may be less necessary at the top of a steep camber.)
- There are no funds currently allocated in the 2026/2027 budget for this.
- The placement of large boulders was explored in the past but considered unsafe for use on a steep camber.
- There are clear environmental benefits to installing hedging, particularly compared to the installation of bollards. It may also be possible to take advantage of schemes donating hedging plants and possibly use volunteer labour to some extent for the installation.

- A full review of all Town Council spaces will be carried out shortly following the introduction of Martyn's Law. In recent years, there has been one relatively small event organised on the Green, so the new Law is less relevant here and therefore barriers would not necessarily be needed in order to comply. However, a full review still needs to be carried out and recommendations made to Committee on this.

### **3. Officers' Recommendations**

The Committee is asked to consider whether it wishes officers to explore options and costs for installing barriers along the remaining section. Officers do not have any recommendations on the principle of doing this. Full costings/quotes/considerations can be provided if the Committee wishes to proceed with the installation of more barriers of some kind.

## **Officer Report to Thornbury Town Council Open Spaces Committee**

**Report Title: Condition Survey of Existing Tennis Court Fencing**

**Prepared By: Wendy Sydenham, Deputy Clerk  
Alan Stealey, Facilities Officer  
Sharon Gardham, Climate & Nature Officer**



**Date: 20 January 2026**

**Status: For Action**

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### **1. Background**

At the Committee meeting on 18.11.25, officers presented quotes for replacement tennis court fencing, as movement had been noted in many of the fencing posts. (The least expensive quote would be £17,990 if carried out in Winter 2025/2026 and £20,280 otherwise.) The Committee resolved that officers should carry out a thorough survey of the fencing with a view to making repairs to the existing posts and/or re-concreting them in place to defer the need for complete replacement of the fencing.

### **2. Condition of the Existing Tennis Court Fencing**

The Deputy Clerk and Facilities Officer have carried out a thorough review of the fencing to ascertain if repairs/re-concreting of posts would be feasible and the findings are set out below.

The chain link fencing is relatively new (4-5 years old) and in good condition. (It would need to be temporarily removed if work was carried out to the posts.) From what we can gather from our records, the posts and surrounding concrete skirt could be around 30 years old. The newer chain-link fencing may make the overall fencing structure appear to be in better condition than it actually is.

The posts are made up of four braced corner posts, 44 stand-alone posts and an entrance structure. The stand-alone posts are solely supported by their concrete bases. The concrete bases are breaking down in some places. The existing chain link fencing itself provides no bracing support to the fencing structure. (As and when the fencing is replaced, weld mesh fencing should be used rather than chain link fencing, as the rigidity of the weld mesh fencing will help to support the structure, rather than relying solely on concreted stand-alone posts.)

On inspection, there is no movement in the four corner posts, and minimal movement in the entrance posts. Of the 44 stand-alone posts, there is movement in 20 of them. The movement is very significant in two of these and one is broken completely. The majority of the posts are rusty, and some have had additional bracing added to them, presumably due to concerns in the past regarding movement. Movement is only noted in posts along three sides of the courts, as the side furthest away from the Club building is relatively sheltered and the posts and concreting remain in relatively good condition by comparison with the other three sides.

Where work is needed to posts, their age and condition mean that they cannot safely and reliably support a further round of preventative maintenance. Those posts will therefore need to be replaced. In order to repair the fencing, a contractor would need to remove the chain link fencing

from three sides of the courts, remove and replace 20 posts, carry out any excavation needed and then reset the new posts in concrete and reattach the fencing. Estimates have been obtained for this of around £5600 (source – Checkatrade and MyJobQuote). Officers would not recommend that Town Council staff carry out this work, partly due to capacity, but mainly due to the risks and skill level involved with working with tall, heavy posts supporting heavy chain link fencing.

### **3. Considerations**

#### ***Expert Advice***

Officers have contacted the Lawn Tennis Association to seek their advice on the financial and safety considerations relating to piecemeal versus complete replacement of tennis court fencing. We also sought their advice on whether there are more quantifiable ways of assessing or measuring movement in fence posts.

They advised that if we are uncertain as to what to do or felt unqualified to make a quantifiable assessment, we should seek the services of an independent specialist who could provide an unbiased assessment of the condition and remaining lifespan of the fencing. We have contacted the company recommended by them and we are awaiting confirmation of their fee. An internet search has shown that we should expect to pay £600-£900 for this. It should also be noted that if we wait for this assessment, we would definitely not be able to take advantage of the reduced quote for carrying out the works during Winter 2025/2026 (£17,990 compared to £20,280).

Officers have also sought guidance through the Sports and Play Construction Association (SAPCA) which the LTA also recommends. Their website references *“concrete foundation cracked or spalling, or corrosion evident, or fixings loose or panels sagging – this suggests structural instability...you should seriously consider replacement of those posts (or entire fencing run, depending on extent)”*.

#### ***Financial Considerations***

Spending c£5,600 now on partial repairs could defer either full replacement or partial replacement for 3-4 years (possibly less, as the concrete is deteriorating and the chain link fence provides no structural support). However, there are likely to be higher overall costs associated with fixing the issue in stages, due to repeated contractor call-out charges and labour charges, instead of completing a full replacement in one visit. As time scales can only be estimated, it is not possible to quantify this exactly, but complete replacement now is likely to offer better value for money throughout the life of the asset.

#### ***Safety Considerations***

Officers and staff are aware that, even with our best endeavours to prevent it, members of the public occasionally climb over the fencing, either as low level antisocial behaviour, or in an attempt to use the courts for free. The age of the concrete bases and age of the posts carry a level of general risk which can be managed through regular inspection, but this risk is heightened with our knowledge of occasional misuse of the fencing.

#### ***Environmental Considerations***

Although officers acknowledge the reduced carbon footprint associated with only replacing facilities or equipment when really necessary, the following points can be made:

- we would not be able to simply repair the existing fencing, as just under half of the posts would need to be replaced
- avoiding repeated works would reduce the carbon footprint associated with bringing contractors on site and transporting materials

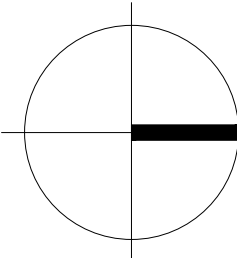
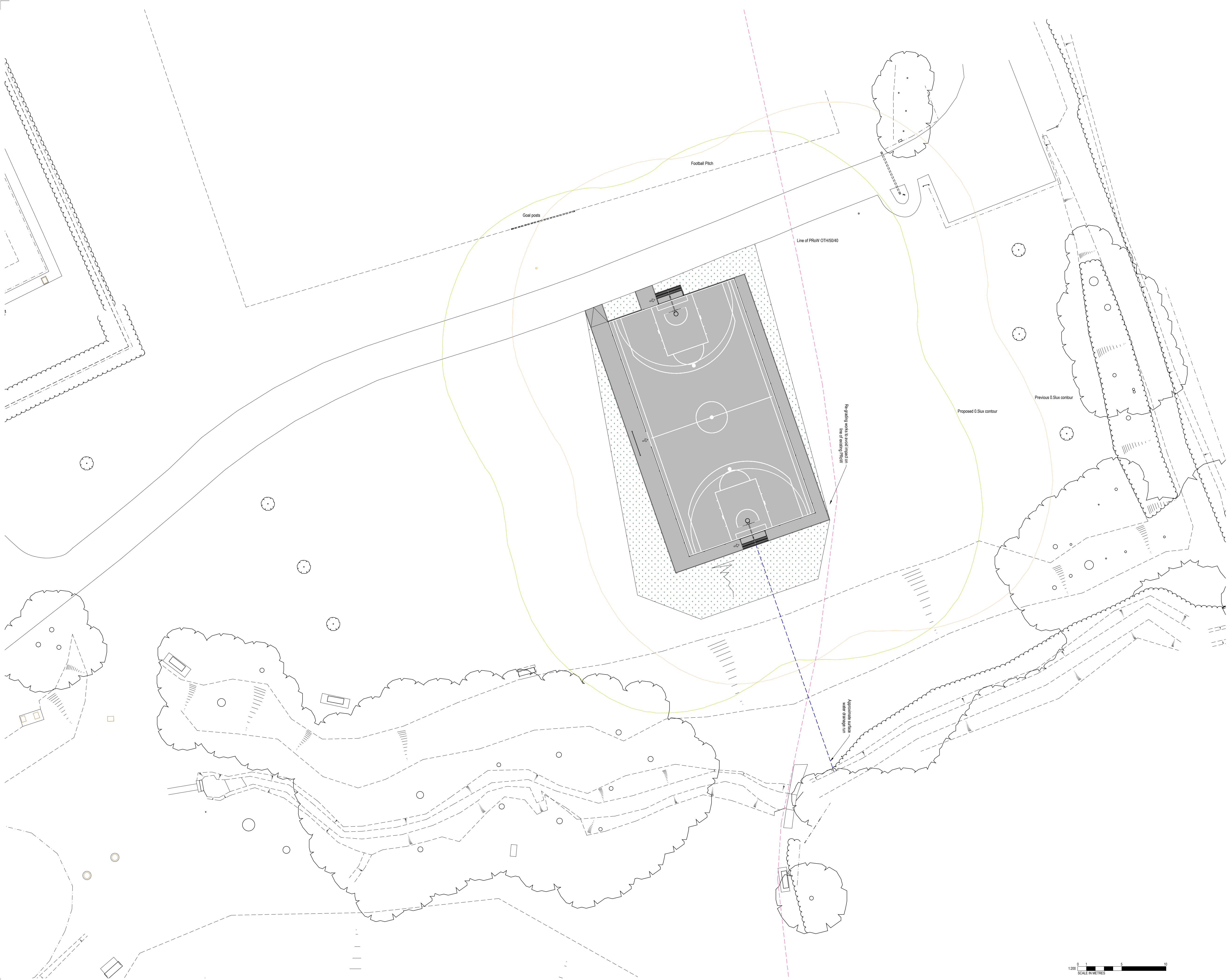
The environmental impact of the works can be mitigated to an extent by carefully considering what we do with the fencing that we are taking down. We can seek opportunities to reuse or otherwise recycle this. With regards to the concrete, we could seek opportunities to use this as hardcore or ensure that it is recycled when it is disposed of.

#### **4. Officers' Recommendations**

In light of the condition survey of the existing fencing and the considerations outlined above, officers would recommend full replacement of the fencing posts, rather than carrying out piecemeal replacements. Funds are available for replacement of the posts in the tennis court sinking fund and maintenance budget.

*Note – officers have sought confirmation from the company offering the reduced winter rate, that this rate could be guaranteed if the work is not commissioned until the end of January. The company advised that they would do their best to honour the rate but could not provide a guarantee. The reduced rate would definitely not be available if we await an independent condition survey.*





Notes:

Key:

|     |     |     |            |                                       |
|-----|-----|-----|------------|---------------------------------------|
| P04 | DW  | BD  | 20.11.2025 | Surface water run added               |
| P03 | DW  | BD  | 20.11.2025 | Revised pitch position to avoid PRow  |
| P02 | DW  | BD  | 18.07.2025 | Revised position and lighting columns |
| P01 | DW  | BD  | 06.06.2025 | Final Issue                           |
| Rev | Drn | CHK | Date       | Amendment                             |
| 3   | S3  |     |            | Review and Comment                    |

**View Architects**  
19A St Mary Street, Thornbury, Bristol, BS35 2AB  
01454 418 966  
admin@viewarchitects.com

Project Name

**Games Area with Lighting**

Document Title

**Proposed Block Plan**

|                          |            |                |
|--------------------------|------------|----------------|
| Date                     | Scale      | View Reference |
| 06.06.2025               | 1:200 (A1) | 2514           |
| Document Reference       | Revision   |                |
| 2514-VAL-XX-XX-DR-A-1903 | P04        |                |

### **Provisional Timetable for the Installation of a MUGA at the Mundy Playing Fields**

|                                |   |
|--------------------------------|---|
| w/c 02.02.26                   | Invitation to tender posted on Government's Find a Tender website.  |
| 16.03.26                       | Tenders to be returned.   |
| 17.03.26                       | Tenders to be opened by the Evaluation Panel.   |
| w/c 23.03.26                   | Additional clarification sought and/or tender interviews to take place.   |
| End March/<br>Early April 2026 | Extraordinary meeting of the Committee to consider recommendations for the award of the contract, followed immediately by the award being made. |
| Early May 2026                 | Works to commence on site (approx 4-6 weeks).   |
| End June 2026                  | Completion of contract delivery.  |

**Note:**

*In following recommended timescales for each stage of the process, this timetable does not allow sufficient time for consideration of the contract award at the scheduled March Open Spaces Committee meeting. An extraordinary meeting of the Committee will therefore be arranged for late March or early April to consider this item, thereby avoiding delay until the scheduled May meeting.*

*This timetable also allows for some leeway to accommodate any unforeseen delays or complications, specifically relating to groundworks and lighting, during the preparation of tender documents by officers, the preparation of tender returns by contractors, any additional clarification required by the Town Council, and the delivery of the works themselves.*

The Coppins

Red Line Boundary

UKHab\_Baseline

Modified grassland

Other neutral grassland

Other woodland; broadleaved

Hard surface

Loose bound surface

2514-VAL-XX-XX-DR-A-1901\_modified

Alan Stealey MSc MCIEEM

15/12/2025

Scale 1:500 at A3

Unbound gravel car park  
(area ref 6 (a))

Unbound gravel car park  
(area ref 6 (b))

Tarmac road  
(area ref 5)

w1g

Area ref 2  
(a)

Area ref 1

g3c

Area ref 4

Area ref 3

Area ref 2  
(b)

FB



0 10 20 m



The Coppins

Red Line Boundary

UKHab\_Proposed

Other neutral grassland

Other woodland; broadleaved

Other woodland; mixed

Mixed scrub

Hard surface

Loose bound surface

2514-VAL-XX-XX-DR-A-1901\_modified

Alan Stealey MSc MCIEEM

15/12/2025

Scale 1:500 at A3

Tarmac road

Unbound gravel car park

Unbound gravel car park

w1f

g3c

w1f

Impermeable hard surface

h3k

FB



0 10 20 m







# ROSPA – Play Safety Inspection Reports – April 2025

## Summary of findings/remedial actions required – to be monitored by the Open Spaces Committee

High Risk  
Medium Risk  
Low Risk

THERE ARE NO HIGH RISK FINDINGS IN ANY OF THE 2025 REPORTS

| AREA   | FINDING/REMEDIAL ACTION   | ACTION TAKEN/PLANNED  | COMPLETE   |
|--|---|---|------------|
| Mundy Playing Fields<br>Play Area<br><br>(18 Very Low Risks) | Cableway – dismantle and inspect all supporting components  | Contractor engaged to carry out due to working at height.   | COMPLETED  |
|  | Accessible swing – dismantle and inspect supporting components  | Inspected, in good condition (although bushes are a sealed unit – will replace when showing any signs of wear). | COMPLETED  |
|  | Pyramid climber – dismantle and inspect supporting components   | Contractor engaged to carry out due to working at height.   | COMPLETED. |
|  | Accessible swing – loose swing seat eye-bolts, tighten connecting nuts  | Connecting nuts have been tightened, staff will continue to monitor.  | COMPLETED  |
|  | Seating – ground erosion present, repair the worn areas   | Difficult to permanently rectify. Staff will monitor.   | MONITOR    |
|  | Cableway – considered to have insufficient ground clearance under seat, modify to give a minimum of 350mm clearance   | Cable retentioned, so seat clearance increased.   | COMPLETED  |
|  | Cableway – repair worn surfacing  | Difficult to permanently rectify. Staff will monitor.   | MONITOR    |
|  | Basket swing – dismantle and inspect supporting components, check wear in bushes  | Inspected, in good condition (although bushes are a sealed unit – will replace when showing any signs of wear). | COMPLETED  |
|  | Whirl-bird carousel – seats have no impact attenuating properties – unit was installed prior to publication of current standards/no requirement to make retrospective changes | No action planned.  | MONITOR    |
|  | Whirl-bird carousel – gaps have opened up between tiles   | Only feasible solution is to resurface – as this is graded as low risk, no action is currently planned.         | MONITOR    |
|  | Sandpit – not covered, monitor for animal fouling   | Raked and monitored daily, fouling not proving to be an issue.  | MONITOR    |
|  | Trampoline – monitor insufficient protective surfacing extent   | Difficult to permanently rectify. As this is low risk, staff will monitor.                                      | MONITOR    |
|  | Gyro spiral – repair worn surface   | <i>To be completed.</i>   |            |
|  | Frame climber – surface is wearing, monitor   | Only feasible solution is to resurface. As this is low risk, no action is currently planned.                    | MONITOR    |
|  | Rodeo rider – repair wet poor surface where separating at the joints.   | <i>To be completed.</i>   |            |

High Risk  
Medium Risk  
Low Risk

| AREA                                 | FINDING/REMEDIAL ACTION  | ACTION TAKEN/PLANNED   | COMPLETE                               |
|--------------------------------------|--|--|--|
| Skate Park<br><br>(5 Very Low Risks) | In 2023 we requested an estimate on the life expectancy of the skate ramps. RoSPA said <i>“providing...all maintenance requirements identified on inspections are addressed as they arise</i> , the ramps should be serviceable for 8-10 years”. In 2024, during discussion with the inspector, he confirmed that assuming we cannot get a contractor to complete repairs, the life expectancy was the same, but that additional issues, not present at that inspection, may easily arise due to the age of the equipment. | The contractor who carried out some repairs in 2022/2023 could not complete all repairs identified in previous RoSPA reports due to general state of ramps and tarmac surfacing. Other contractors were either prohibitively expensive or would not guarantee their work because of the age of the ramps. The same repairs are identified on the 2025 report, with no increase in the stated risk level. The site will be monitored by staff. The site is on the Town Council Risk Register. | MONITOR,<br>ON TTC<br>RISK<br>REGISTER |
|                                      | Half pipe – repair lifting plates.   | See above.   | MONITOR                                |
|                                      | Manual pad – minor repairs are needed.   | See above.   | MONITOR                                |
|                                      | Quarter pipe/flat bank – repair dented plate and repair lifting plates.  | See above.   | MONITOR                                |
|                                      | Quarter pipe/900mm – repair lifting plate, significant corrosion, improve poor drainage on surfacing.  | See above.   | MONITOR                                |

| AREA                                      | FINDING/REMEDIAL ACTION                                | ACTION TAKEN/PLANNED   | COMPLETE |
|---|--|--|----------|
| Osprey Play Area<br><br>(4 Very Low Risk) | Trampoline – tighten/replace loose fixtures            |  | COMPLETE |
|   | Embankment slide – repair surface                      | Staff carried out repairs, but difficult to maintain to a high standard. Staff will monitor after repairs. | MONITOR  |
|   | Junior swing – check for wear on supporting components | Checked, in good condition.  | COMPLETE |

| AREA  | FINDING/REMEDIAL ACTION                                | ACTION TAKEN/PLANNED  | COMPLETE |
|---|--|---|----------|
| Chantry Play Area<br><br>(5 Very Low Risks) | Multiplay unit – eliminate the finger entrapment risk. | Original supplier attended site to make adjustments to the unit to eliminate the gap. | COMPLETE |

High Risk  
Medium Risk  
Low Risk

| AREA   | FINDING/REMEDIAL TASK  | ACTION TAKEN/PLANNED  | COMPLETE |
|--|--|---|----------|
| Streamleaze Play Area<br><br>(10 Very Low Risks) | Gate – reset gate, loose in ground   | This play area is next in line for refurbishment, likely to be in 2026. Many of the actions identified will be rectified at that time and are all graded as low risk. |          |
|  | Gate – worn ground areas, make good  | See above.  |          |
|  | Seating – make good worn ground areas  | See above.  |          |
|  | Basketball post – treat and repair corrosion   | See above. (Contractor could be brought in, as this involves working at height, but difficult to justify the costs involved as play area is due for redevelopment.)   |          |
|  | Basketball hoop – replace/repair net   | Net removed, so it's safe, await new play area.   |          |
|  | Junior swing – remove shackle bolt and check bush and shackle pin wear, replace as necessary | Inspected, in acceptable condition. (Item will be replaced when play area refurbished.)   |          |
|  | Junior swing – surface is wearing, monitor for deterioration and rectify as necessary        | See above.  |          |
|  | Basket swing – repair worn surfacing   | See above.  |          |
|  | Toddler swing – some chain wear, monitor and replace before 40% wear.                        | Staff will monitor, due for replacement.  | MONITOR  |

| AREA   | FINDING/REMEDIAL ACTION  | ACTION TAKEN/PLANNED  | COMPLETE |
|--|--|---|----------|
| Eastland Play Area<br><br>(0 Very Low Risks) | Fencing – moderate repairs are needed.   | Fence belongs to Bromford, this has been reported to them. We will continue to chase, but low risk.   | MONITOR  |
|  | Embankment slides – monitor drill holes at end of slide to ensure items aren't placed in them.                           |   | MONITOR  |
|  | Embankment slides – monitor repair to end of slide.  |   | MONITOR  |
|  | Adventure trail and mixed swing unit – bird fouling present – regular checks needed, to include removal of bird fouling. | All play areas are checked and bird fouling removed daily. This play area seems to suffer more than the others with bird fouling. Play equipment supplier has recommended using cable ties where appropriate to deter birds landing. Staff have installed cable ties. | COMPLETE |



The following areas need only be surveyed every four/five years – the findings/actions below are from the 2021 survey and are carried forward onto this report so that they can continue to be monitored by the Committee. **Will be reinspected in 2026.**

High Risk

Medium Risk

Low Risk

| AREA                                | FINDING/REMEDIAL ACTION                     | ACTION TAKEN/PLANNED   | COMPLETE |
|-------------------------------------|---|--|----------|
| Oakleaze Green<br>(1 Very Low Risk) | Pathways/Internal – repair cracked surface. | Small job, needs including with other works for path works contractor. |          |
|                                     | Signage – treat and repair corrosion.       | Sign removed.  | COMPLETE |

| AREA                                  | FINDING/REMEDIAL ACTION  | ACTION TAKEN/PLANNED   | COMPLETE  |
|---------------------------------------|--|--|-----------|
| Thicket Walk<br><br>(0 Very Low Risk) | Dog Waste Bin – treat and repair corrosion.  | New bin installed.   | COMPLETE  |
|                                       | General Surface/Grass – remove tree stump.   | Will be left for wildlife (considered low risk).                   | NO ACTION |
|                                       | Fencing/Chain Link – clear debris by area of wooden fencing. Minor repairs needed to chain link. | Need to investigate ownership of fencing, may belong to neighbour. |           |

| AREA   | FINDING/REMEDIAL ACTION   | ACTION TAKEN/PLANNED   | COMPLETE |
|--|---|--|----------|
| Area by Stream,<br>Mundy Playing Fields<br><br>(2 Very Low Risk) | Stream – ground erosion present, repair worn areas.                                 | Will be monitored, await advice at next inspection.            | MONITOR  |
|  | Stone Foot Bridge – repair trip points on surface.                                  | Gaps filled with cement.                                       | COMPLETE |
|  | Footpath – remove damaged fencing. Remove fallen vegetation. Replace dog waste bin. | Vegetation and damaged fencing removed, new dog bin installed. | COMPLETE |

| AREA  | FINDING/REMEDIAL ACTION  | ACTION TAKEN/PLANNED   | COMPLETE |
|---|--|--|----------|
| Chantry Playing Fields<br><br>(0 Very Low Risk) | Rugby Posts – dismantle and inspect to check condition of in-ground fixings. | Annual post inspection (separate to RoSPA) has indicated that the posts need to be replaced. In light of RoSPA identifying this as high risk, immediate removal of posts arranged. | COMPLETE |
|   | General Surface/Grass – remove fallen tree.                                  | Tree made safe, branches removed, placed across bund as barrier/home for wildlife.   | COMPLETE |
|   | Fencing/Chain Link – loose in ground, reset. Moderate repairs needed.        | Grounds staff to remove old fencing when time allows (low risk) and will need to get quote for replacement.  |          |
|   | Kissing Gates – surface is uneven, make good.                                | Assessed – purchase chippings/keep under review.   |          |
|   | Boot Brushes – at end of serviceable life, remove or make good.              | Removed.   | COMPLETE |
|   | Gates – minor repairs are needed. Surface is uneven, make good.              | One gate refurbished, other gate needs respraying. Need to purchase chippings for surface/keep under review.   |          |