Melbourn Parish Council
Melbourn Community Hub
30 High Street
Melbourn
SG8 6DZ

Abi Williams, Clerk
Alex Coxall, Deputy Clerk
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MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Wednesday 11 November 2026 at 19:30 in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Clark, Alexander, Kilmurray (Chair), Barnes and Hart
Absent: Cllrs Coulman
In attendance: Alex Coxall (Deputy Clerk), District Cllr Hales, 3 Members of the Public

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

PL066/2627 To receive apologies for absence

Apologies were received from Cllr Campbell with acceptable reasons given.
It was RESOLVED to accept apologies of absence from Cllr Campbell.
Proposed by Cllr Clark, seconded by Cllr Alexander. All in favour.

PL067/2627 To receive any Declarations of Interest and Dispensations

a) To receive declarations of interest from councillors on items on the agenda
b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
c) To grant any requests for dispensation as appropriate

None received.

PL068/2627 To approve the minutes of the Planning Committee Meeting on 14 October 2026

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 14 October 2026 as an accurate record.

Proposed by Cllr Barnes, seconded by Cllr Hart. All in favour.

PL069/2627 To report back on the minutes of the Planning Committee Meetings on 14 October 2026

Nothing to report.

PL070/2627 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

Three members of the public were present, attending in relation to item PL073/2627b).

Three members of the public shared objections and background information of the property in question and their neighboring properties. Issues raised included parking, lack of turning space, shared driveway access, the building's suitability for the intended purpose, and a lack of detailed information.

Chair altered agenda order to discuss item PL073/2627b)

PL073/2627 Planning Applications:

b) 26/03588/FUL | **Proposal:** Change of use of existing 4bed residential dwelling to a 4bed Children's home. | **Site address:** 92 High Street Melbourn Cambridgeshire SG8 6AL |

Deadline for comment: 18 November 2026

Cllrs clarified residents objections, comparing supporting documentation from the planning application. It was noted that the parking provision is inappropriate, with no safe turning space, meaning vehicles would be reversing into or out of the High Steet. No information provided on

Signed…… Date……..

security or safeguarding of the property and it's residents. Comments were made that the internal plans are inappropriate for the accommodation type being proposed.
It was RESOLVED to strongly object to the planning application on grounds that there is insufficient data and designs of the inner workings of the building once established in it's proposed format. Including parking and traffic management, security and safeguarding. That the plans are not appropriate for housing and care for four children. That the driveway is owned by a separate party, the property only has right of access, and is currently used as a domestic driveway (C3 class) and is being claimed for commercial use (C2 class) when not owned as part of the property.

Proposed by Cllr Clark, seconded by Cllr Alexander. All in favour.

Three MOP's left the meeting at 20:17

PL071/2627 Decision Notices: To receive any decision notices issued since the last meeting.

a) 21/03616/CONDA | **Proposal:** Submission of details required by conditions 3 (External Materials), 3 (Hard and soft Landscaping), 4 (Biodiversity Enhancement), 5 (Construction Environmental Management plan), 6 (Visibility splays), 7 (Traffic Management plan) and 8 (Boundary Treatment) of planning permission 21/03616/FUL. | **Site address:** Land Rear Of 90 High Street Melbourn Cambridgeshire SG8 6AL |
MPC Comment: no comment.
Decision: Discharge Condition in Full (16 October 2026)
The decision was noted.

b) 25/04589/S73 | **Proposal:** S73 to vary conditions of ref: 23/01134/FUL (Demolition of 13,594sqm of existing buildings, alterations and extensions by 1,127 sqm to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sqm of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sqm of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping), i) vary condition 2 (approved plans) of that planning permission in relation to a change to the location and appearance of an electricity substation and waste store ii) make changes to conditions to enable that substation and waste store to be commenced in advance of the submission and approval of details required by conditions 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 28, 29, 31, 34, 35, and 37 iii) alteration of condition 9 (contamination) and condition 42 (used of buildings) to enable substation to be commenced | **Site address:** Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire |
MPC Comment: It was RESOLVED to support no comment.
Decision: Application Permitted (15 October 2026)
The decision was noted.

c) 26/03429/HFUL | **Proposal:** Retrospective conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP |
MPC Comment: It was RESOLVED to support the application, with the comment that changing the roof would be detrimental to cost and environmental purposes and would affect residents' year-round use of the conservatory. The roof in its current condition has no visual impact and is not directly connected to the listed building, only the 1980's extension.
Decision: Permission Granted (29 October 2026)
The decision was noted.

d) 26/03430/LBC | **Proposal:** Retention of conservatory extension | **Site address:** 117 High Street Melbourn Cambridgshire SG8 6AP |
MPC Comment: It was RESOLVED to support the application, with the comment that changing the roof would be detrimental to cost and environmental purposes and would affect residents' year-round use of the conservatory. The roof in its current condition has no visual impact and is not directly connected to the listed building, only the 1980's extension.
Decision: Permission Granted (29 October 2026)
The decision was noted.

PL072/2627 Tree Works:

a) 26/1156/TTCA | **Proposal:** T1 – Acer platanoides – Crown reduce the height of the tree by 2M and lateral spread by 2M (back to historic pruning cuts). Raise canopy to 3M by removing secondary lateral growth leaving major scaffold limb. Reason – The tree is in close proximity to the house and

the neighbouring house, creates excessive shading to the rear patio | **Site address:** 91 High Street Melbourn Cambridgeshire SG8 6AA |
No comments from email request

The application was noted.

b) 26/1186/TTCA | **Proposal:** G1 Leyland cypress hedge - Reduce height by 7 metres leaving 15 metres from ground level, Prune lateral growth on 19A side only by up to 1.5 metres whilst retaining live growth to reduce wind sail and potential failure | **Site address:** 19 High Steet Melbourn Cambridgeshire |
No comments from email request

The application was noted.

c) 26/1222/TTCA | **Proposal**: T1 - T6 Lawson Cypress - Fell to ground level | **Site address:** Brantwych 5 New Road Melbourn Cambridgeshire |
Deadline for comment: 17 November 2026

No comment.

d) 26/1221/TTPO | **Proposal:** T.1 Sycamore - Crown reduce height by 3m and lateral spread by 3m to allow increased light into the rear garden and house. | **Site address:** 11 The Lawns Melbourn Cambridgeshire SG8 6BA
Deadline for comment: 17 November 2026

No comment.

e) 26/1252/TTCA | **Proposal:** Plum tree x 2 – Remove Plum tree 1 has snapped during the storm and is now laying on the clients roof, this will need full removal and Removal of a second plum tree which will be unsafe as it has grown at a 50-60 degree angle away from the main one. Once we remove the first one this will then become unsafe. |
Deadline for comment: 24 November 2026

No comment.

PL073/2627 Planning Applications:

a) **INFORMATION ONLY** 26/03858/CL2PD | **Proposal:** Certificate of lawfulness under S192 for a single storey replacement side extension. | **Site address:** 65 Orchard Road Melbourn Cambridgeshire SG8 6BB|

The application was noted.

b) 26/03588/FUL | **Proposal:** Change of use of existing 4bed residential dwelling to a 4bed Children's home. | **Site address:** 92 High Street Melbourn Cambridgeshire SG8 6AL |
Deadline for comment: 18 November 2026

Item order altered by Chair. See above.

c) 26/03725/OUT | **Proposal:** Outline application with all matters reserved accept access for the erection of up to twenty three dwellings and associated parking and landscaping. | **Site address:** Land Off The Moor Melbourn Cambridgeshire SG8 6ED |
Deadline for comment: 25 November 2026

It was noted that this land had been included in the emerging local plan to be developed. However, Cllrs discussed the inappropriate parking and road condition in The Moor currently. It was felt that 23 new properties would increase this more than the traffic plan suggests.

It was raised that the sewerage manhole in Thatcher Stanfords Close is very shallow – approx. 18" deep – and that the proposed site is further upstream and thus sewers would be shallower. There are no details in the plans to highlight how sewerage and traffic/ parking will be managed.

It was RESOLVED to object to the application on grounds that there is no information supplied to suggest consideration of sewerage with the depth in Thatcher Stanfords Close. That traffic is already gridlocked along The Moor during school open and closing times, with a lack of parking and traffic management provision supplied in the plans.

If planning were to be approved, a condition should be attached that all building related traffic should remain contained within the site.

Proposed by Cllr Hart, seconded by Cllr Barnes.
In favour: Cllrs Kilmurray, Alexander, Hart and Barnes.

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Against:
Abstain: Cllr Clark

PL074/2627 Street Works

a) To note the Temporary Traffic Regulation Order (TTRO) for High Street.

It was noted.

PL075/2627 Section 106

a) To receive and consider correspondence from S106 officer regarding planning application 26/03725/OUT.
It was noted and forwarded to Full Council for consideration at the next meeting on 25 November.

PL076/2627 Planning Appeals

a) 6010543 | 25/03217/FUL | **Proposal:** Change of use of part of the former poultry farm from agriculture to the keeping and training of a small number of dogs for security purposes (retrospective). | **Site address:** Bridgefoot Farm Barley Road Flint Cross Great And Little Chishill Cambridgeshire SG8 7PU |
MPC Comment: It was RESOLVED to object to this application on the grounds of:
** Noise disturbance ' evidence of unacceptable noise disturbance from residents.*
** Highways safety ' property is still unofficially using the A505 entrance (that does not have planning permission) ' this is not safe and has been raised as an issue previously.*
It is also noted that the housing of dogs causing animal welfare concerns and should be raised with the relevant authorities.
Decision: Appeal Allowed (16 October 2026)
It was noted, with Cllrs urged to continue to report any usage witnessed of the A505 entrance.

PL077/2627 Hopkins Homes

a) To receive an update on the Hopkins Homes land transfer.

The update was received.

PL078/2627 To note the date of the next meeting as **Wednesday 9 December 2026** at 7.30pm.

The date of the next meeting was noted as Wednesday 9 December 2026.

Meeting closed 20:58

Signed…… Date……..

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MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Wednesday 14 October 2026 at 19:30 in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Clark, Alexander, Kilmurray (Chair), Barnes and Hart
Absent: Cllrs Coulman and Campbell
In attendance: Alex Coxall (Deputy Clerk), 2 Members of the Public

PLANNING COMMITTEE: MINUTES

Meeting started 19:31

PL054/2627 To receive apologies for absence

There were no apologies received.

PL055/2627 To receive any Declarations of Interest and Dispensations

a) To receive declarations of interest from councillors on items on the agenda
b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
c) To grant any requests for dispensation as appropriate

Cllr Hart declared an interest in items PL061/2627c) & PL061/2627d) and agreed to exit the meeting during the discussions and any resolutions voted on for these items.

PL056/2627 To approve the minutes of the Planning Committee Meeting on 9 September 2026

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 9 September 2026 as an accurate record.

Proposed by Cllr Clark, seconded by Cllr Alexander.

In favour: Cllrs Kilmurray, Hart

Against:

Abstain: Cllr Barnes

PL057/2627 To report back on the minutes of the Planning Committee Meetings on 9 September 2026

Nothing to report.

PL058/2627 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

Two members of the public were present, attending in relation to items PL061/2627c) and PL061/2627d).

Two members of the public provided background information and the history of previous correspondence with the planning department and associated bodies. As well as the history of the conservatory development attached to the residence over 30 years.

Chair altered agenda order to discuss items PL061/2627c) and PL061/2627d).

Cllr Hart left the meeting at 19:43

PL061/2627 Planning Applications:

c) 26/03429/HFUL | **Proposal:** Retrospective conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP |

Deadline for comment: 16 October 2026

Cllrs clarified removal of wood burner with flue from the conservatory roof.

It was RESOLVED to support the application, with the comment that changing the roof would be detrimental to cost and environmental purposes and would affect residents' year-round use of the conservatory. The roof in its current condition has no visual impact and is not directly connected to the listed building, only the 1980s extension.

Proposed by Cllr Clark, seconded by Cllr Barnes.

In favour: Cllrs Kilmurray, Alexander, Kilmurray

Against:

Abstain: Cllr Hart

d) 26/03430/LBC | **Proposal:** Retention of conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP |
Deadline for comment: 16 October 2026

Item and resolution was considered as a pair with PL061/2627c).

Two MOP's left the meeting at 19:55

Cllr Hart rejoined the meeting at 19:56

PL059/2627 Decision Notices: To receive any decision notices issued since the last meeting.

a) 26/02719/LBC | **Proposal:** Upgrade of the existing ground floor kitchen window to slim-line double glazing with matching wooden timber frames, integral glazing bars and matching style. | **Site address:** 153 High Street Melbourn, Cambridgeshire SG8 6AT |
MPC Comment: It was RESOLVED to support no comment.
Decision: Granted Permission (10 September 2026)

The decision was noted.

b) 24/03291/CONDC | **Proposal:** Submission of details required by conditions 3 (Archaeology), 12 (Contamination) and 27 (External Materials) of planning permission 24/03291/S73. | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
MPC Comment: No comment
Decision: Split Permission (30 September 2026)

The decision was noted.

c) 26/02714/FUL | **Proposal:** Demolition of existing foyer and erection of a single storey front extension to create foyer/entrance and application of external cladding to existing building. | **Site address:** Kingsway Golf Centre Cambridge Road Melbourn Cambridgeshire SG8 6EY |
MPC Comment: It was RESOLVED to support no comment.
Decision: Granted Permission (2 October 2026)

The decision was noted.

d) 26/03247/HFUL | **Proposal:** Part two storey and part first floor rear extension. Single storey front extension (porch) and canopy. | **Site address:** 27 Dolphin Lane Melbourn Cambridgeshire SG8 6AE |
MPC Comment: It was RESOLVED to support no comment.
Decision: Granted Permission (1 October 2026)

The decision was noted.

PL060/2627 Tree Works:

a) 26/1065/TTCA | **Proposal:** Robinia - reduce height by 4 -4.5m, reduce spread to shape Birch - reduce height by 4 -5m and shape round | **Site address:** 9 Drury Lane Melbourn Cambridgeshire SG8 6EP |
Deadline for comment: 14 October 2026

The application was noted.

PL061/2627 Planning Applications:

a) **INFORMATION ONLY** 24/03291/CONDC | **Proposal:** Submission of details required by conditions 3 (Archaeology), 12 (Contamination) and 27 (External Materials) of planning permission 24/03291/S73 | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |

The application was noted.

b) 26/03247/HFUL | **Proposal:** Part two storey and part first floor rear extension. Single storey front extension (porch) and canopy**.** | **Site address:** 27 Dolphin Lane Melbourn Cambridgeshire SG8 6AE |
Deadline for comment: 15 October 2026

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No comment

c) 26/03429/HFUL | **Proposal:** Retrospective conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP **|**
Deadline for comment: 16 October 2026
Item order altered by Chair. See above.

d) 26/03430/LBC | **Proposal:** Retention of conservatory extension | **Site address:** 117 High Street Melbourn Cambridgeshire SG8 6AP |
Deadline for comment: 16 October 2026
Item order altered by Chair. See above.

PL062/2627 Steet Works

a) To note the Temporary Traffic Regulation Order (TTRO) for Chapmans Close, Portway, The Lawns, Lawn Close, The Moor & Water Lane.
It was noted.

b) To note the Temporary Traffic Regulation Order (TTRO) for Cambridge Road.

It was noted.

PL063/2627 National Scheme of Delegation

a) To receive information on the introduction of the National Scheme of Delegation.

The information was received with clarification that MPC will still remain as consultees, but cannot request GCSP committee items.

PL064/2627 Compliance

a) To note response from compliance in relation to concerns about the taxi rank EN/00577/26 10A The Moor, Melbourn.
The response was noted.

PL065/2627 To note the date of the next meeting as **Wednesday 11 November 2026** at 7.30pm.

The date of the next meeting was noted as Wednesday 11 November 2026.

Meeting closed 20:11

Signed…… Date……..

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MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Wednesday 9 September 2026 at 19:30 in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Clark, Alexander, Wilson, Kilmurray (Chair)
Absent: Cllr Coulman
In attendance: Alex Coxall (Deputy Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL042/2627 To receive apologies for absence

Apologies were received from Cllrs Barnes, Hart & Campbell with acceptable reasons given.
It was RESOLVED to accept apologies of absence from Cllrs Barnes, Hart & Campbell.
Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

PL043/2627 To receive any Declarations of Interest and Dispensations

a) To receive declarations of interest from councillors on items on the agenda
b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
c) To grant any requests for dispensation as appropriate

None received.

PL044/2627 To approve the minutes of the Planning Committee Meeting on 12 August 2026

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 12 August 2026 as an accurate record.
Proposed by Cllr Alexander, seconded by Cllr Clerk. All in favour.

PL045/2627 To report back on the minutes of the Planning Committee Meetings on 12 August 2026

Nothing to report.

PL046/2627 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

There were no members of the public present.

PL047/2627 Decision Notices: To receive any decision notices issued since the last meeting.

a) 25/04894/FUL | **Proposal:** 4 new industrial units with associated parking (retrospective) | **Site address:** 3 Back Lane Melbourn Cambridgeshire SG8 6DD |
MPC Comment: It was RESOLVED to support no comment.
Decision: Application Permitted
The decision was noted.

b) 26/01780/FUL | **Proposal:** Erection of 3 No. detached dwellings together with parking and garage, new shared access road onto Rose Lane with turning facilities. | **Site address:** Land Between 5 And 7 Rose Lane Melbourn Cambridge |
MPC Comment: It was RESOLVED to object on grounds of the proposal being out of keeping, too large for the area, too much impact from construction process, road being too narrow, overlooking issue from plot 2, the visibility splay being unachievable, concerns relating to the destruction of biodiversity prior to the planning process commencement. To request a visit from an ecology officer, a

planning officer site visit and that should consent be granted that a traffic management plan is put in place, restricting vehicle size, times of access, a one way system for construction traffic, and that all vehicles are parked on the development site and not parked on Rose Lane.
Decision: Application Withdrawn

The decision was noted.

PL048/2627 Planning Applications:

a) 26/02714/FUL | **Proposal:** Demolition of existing foyer and erection of a single storey front extension to create foyer/entrance, application of external cladding to existing building, and addition of new illuminated sign in place of existing sign on main front gable. | **Site address:** Kingsway Golf Centre Cambridge Road Melbourn Cambridgeshire SG8 6EY|
Deadline for comment: 10 September 2026

It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Wilson. All in favour.

b) **INFORMATION ONLY** 21/03616/CONDA | **Proposal:** Submission of details required by conditions 3 (External Materials), 3 (Hard and soft Landscaping), 4 (Biodiversity Enhancement), 5 (Construction Environmental Management plan), 6 (Visibility splays), 7 (Traffic Management Plan) and 8 (Boundary Treatment) of planning permission 21/03616/FUL. | **Site address:** Land Rear Of 90 High Street Melbourn Cambridgeshire SG8 6AL |

The application was noted.

c) 26/03057/FUL | **Proposal:** Demolition of Existing Hall and Construction of New Single Storey Buildings to Form Extended Coffee Lounge and Hall. | **Site address:** Melbourn Baptist Church Mortlock Street Melbourn Cambridgeshire **|**
Deadline for comment: 19th September 2026

It was RESOLVED to support no comment.
Proposed by Cllr Wilson, seconded by Cllr Alexander. All in favour.

d) **INFORMATION ONLY** 26/02996/SCRE | **Proposal:** EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a network of underground pipes connecting users within Melbourn to the Data Centre. | **Site address:** Land South Of London Way Melbourn Cambridgeshire |

The application was noted.

e) 26/03247/HFUL | **Proposal:** Part two-storey and part first floor rear extension. Single storey front extension (porch) and canopy. | **Site address:** 27 Dolphin Lane Melbourn Cambridgeshire SG8 6AE |
Deadline for comment: 23rd September 2026

It was RESOLVED to support no comment.
Proposed by Cllr Wilson, seconded by Cllr Clark. All in favour.

PL049/2627 Consultations

a) To consider responding to the Cambridgeshire and Peterborough Minerals and Waste Local Plan Review consultation, open until 12 October 2026.

No comment.

b) To note the public consultation period for the proposed Greater Cambridge Local Plan submission, open until 5pm on Friday 25 September 2026 and consider any response.

It was noted.

PL050/2627 Correspondence

a) To note and consider response to the NALC survey for Parish and Town Councils with Neighbourhood Plans, closes 25th September 2026.

It was noted.

PL051/2627 Greater Cambridge Partnership

a) To note email correspondence from the Greater Cambridge Partnership with information regarding Traffic Regulation Orders agreed in Melbourn and Meldreth.

It was noted.

PL052/2627 Compliance

Signed…… Date……..

a) To consider any action regarding works to land between 5 and 7 Rose Lane, Melbourn.

It was clarified that actions to remove the hedge were in accordance with the law. District Cllrs were active in establishing communications with the planning authority. MPC can take no further action.

PL053/2627 To note the date of the next meeting as **Wednesday 14 October 2026** at 7.30pm.

The date of the next meeting was noted as Wednesday 14 October 2026.

Meeting closed 19:47

Signed…… Date……..

Cambridgeshire County Council

Various Roads, South

(Temporary Prohibition Of Through Traffic)

Order 2026-21884

NOTICE is given that Cambridgeshire County Council has made an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along various roads as set out in Schedule 1 below.

Nothing in this Order shall prevent access and egress from premises or land adjacent to the highway mentioned in Schedule 1.

The Order is made to facilitate carriageway surface treatment and associated works which are being carried out on or near this highway.

The Order will come into operation on 1 November 2026 and will remain in force for a maximum period of 18 months from the date it comes into effect to permit the works and any associated contingencies including delays or phased delivery of the works.

It is anticipated that this order will apply to the locations, at various times during the dates specified in the Schedule.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

[redacted] **Place and Sustainability, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**

Schedule 1 – Road Closures

Anticipated dates for works between **(varying dates)**	**Road(s)**	**Diversion**
1 November 2026 and 30 April 2028	Chapmans Close; Portway; The Lawns; Lawn Close; The Moor; Water Lane, Melbourn	No Diversion.
1 November 2026 and 30 April 2028	Church End, Arrington	No Diversion.
1 November 2026 and 30 April 2028	Lotfield Street, Orwell	Town Green Road; C268 High Street; Stock Lane and vice versa.
1 November 2026 and 30 April 2028	A1198 Old North Road, Whaddon	A1198; A603; A1134; A1309; A10; A505; A1198 and vice versa.
1 November 2026 and 30 April 2028	Station Road, Odsey	Station Road, Steeple Morden; Ashwell Road; Ashwell Road, Guilden Morden; Ashwell Road, Ashwell; Station Road; Station Road, Steeple Morden and vice versa.

Cambridgeshire County Council

Cambridge Road, Shepreth and Cambridge Road, Melbourn

(Temporary 40mph Speed Limit)

Order 2026-21763

NOTICE is given that Cambridgeshire County Council has made an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which to impose a 40mph speed limit along Cambridge Road, Shepreth and Cambridge Road, Melbourn as lies between Wrights Mower Centre and Fowlmere Road.

The Order will be effective, for safety purposes, when signs are in place indicating the speed limit along the whole or any part of the above mentioned length of road whilst works are in progress or temporarily suspended.

The Order is made to facilitate telecommunications pole replacement and associated works which are being carried out on or near this highway.

It is anticipated that these works will take place between 9 November and 10 November 2026, when the restriction is expected to be in operation.

The Order will remain in force for a maximum period of 18 months from the date it comes into effect to permit the works and any associated contingencies including delays or phased delivery of the works.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

[redacted] **Place and Sustainability, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE**

Changes to Planning Application Decisions

New National Scheme of Delegation – effective 31 October 2026

What is changing?

From 31 October 2026, parish councils and ward councillors will no longer be able to call in planning applications for consideration by Planning Committee.

The new national rules introduce two categories of applications, with different arrangements for how decisions are made.

How will applications be dealt with?

Schedule 1 – Officer decisions

These applications must be determined by planning officers, except where the applicant is an elected member or officer of the relevant council, their close relative, or someone acting on their behalf. In these cases, the application must go to Planning Committee.

Schedule 2 – Gateway Meetings

Schedule 2 applications are normally expected to be determined by planning officers. However, all Schedule 2 applications must be referred to a new Planning Committee Gateway Meeting to consider whether they meet the strict criteria for referral to Planning Committee.

Schedule 2 applications include:

- Section 73 applications to vary or remove conditions attached to an existing planning permission.
- Applications that are not householder, minor commercial or minor residential applications.
- Reserved Matters applications relating to a large outline planning permission.
- Applications to modify or discharge a planning obligation connected to a Schedule 2 application.

How will Gateway Meetings work?

Gateway Meetings will involve two nominated representatives:

- **Nominated officer:** GCSP Delivery Manager or Delivery Team Leader.
- **Nominated member:** Chair or Vice-Chair of the relevant Planning Committee.

The nominated officer and member must agree that an application meets the strict significance criteria before it can be referred to Planning Committee.

Meetings are expected to take place on alternate Tuesdays for the District and monthly for the JDMC, following the Chair's briefing.

What does this mean for parish councils?

- Parish councils can still comment on planning applications and submit representations.

- Objections or requests from parish councils and ward councillors will no longer automatically trigger committee consideration.
- All Schedule 2 applications will go through the Gateway Meeting process, but this does not mean they will automatically be considered by Planning Committee.
- Committee referral will depend on the national criteria and the Gateway Meeting decision.

What happens next?

The planning authority must update its Scheme of Delegation for approval by Planning Committee. Existing Planning Delegation Meetings will cease from 31 October 2026 and be replaced by Gateway Meetings for Schedule 2 applications.

Key message: Parish councils retain the opportunity to comment on planning applications, but will lose the ability to call applications in for committee consideration.

PL064 2627a) Planning compliance – The Moor

Background

Request to Planning Compliance to look at any conditions around 10a The Moor with regard to parking on the street.

4 September – email to compliance

> *I wonder if you could help me in informing residents of how they can address the parking issues at the top of The Moor in Melbourn created by users of the garage parking vehicles on the roadway.*
>
> *23/02072/FUL | Change of use of taxi headquarters/control centre to car servicing workshop (Class E(g)(iii)) | 10A The Moor Melbourn Cambridgeshire SG8 6ED*
>
> *I believe the change of use application, referenced above, was approved with the condition that the submitted car park management plan was adhered to. I am under the impression that The Moor is being used for parking of vehicles for the garage – this includes vehicles with no engine! According to the car park management plan it states that any parking on the roadway should be monitored and action taken as required. Would this monitoring and action be something that the Planning Compliance team could look at?*
>
> *Residents are concerned for the safety of users of the roadway and footpaths – previous discussions with the business owner seem to have had little effect.*
>
> *Your advice would be gratefully received.*

14 September – response

> *I am writing to update you on the use of The Moor for parking purposes related to the garage at 10A and planning permission 23/02072/FUL.*
>
> *Condition 4 of the planning permission states,*
>
> *The development shall be carried out in accordance with the Car Park Management Plan SLR, Ref: 418.063091.00001 Version No: 0.2_FINAL May 2023, which shall be implemented in full and maintained for the lifetime of the development.*
>
> *Reason: In the interests of highway safety in accordance with policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018*
>
> *Sections 5.0 and 6.0 of the Car Park Management Plan sets out how parking will be implemented and monitored.*
>
> *These sections do not explicitly state that parking will not take place on The Moor, or that customers would be advised not to park on The Moor. The plan also does not prohibit the garage parking on The Moor either.*
>
> *Section 5.2 set out that the monitoring strategy will include an awareness of parking off site, Including on The Moor, and that should frequent parking issued be identified operational procedures will be revived and alterations devised. See below.*

PL064 2627a) Planning compliance – The Moor

5.2 Monitoring and Management

In order to evaluate the effectiveness of the CPMP, monitoring will be required with amendments to the CPMP to ensure the success of the plan is maximised where possible.

Monitoring strategies include:

- monitoring the number of cars parked on site (daily booking records will have this);
- awareness any other car parking off-site, in particular on-street parking along The Moor;
- monitor deliveries to the site, number and where they are made too, are the drivers pulling onto site to make them; and
- recording any comments received from staff/visitors regarding site related car parking.

Should any frequent car parking issues be identified, operational procedures will be reviewed and alterations devised.

The plan does not set out a threshold for what is or is not a parking issue, and there is no requirement for the business to provide the Council with details of any review of alterations to the management plan or that the Council needs to approve any amendment to the plan.

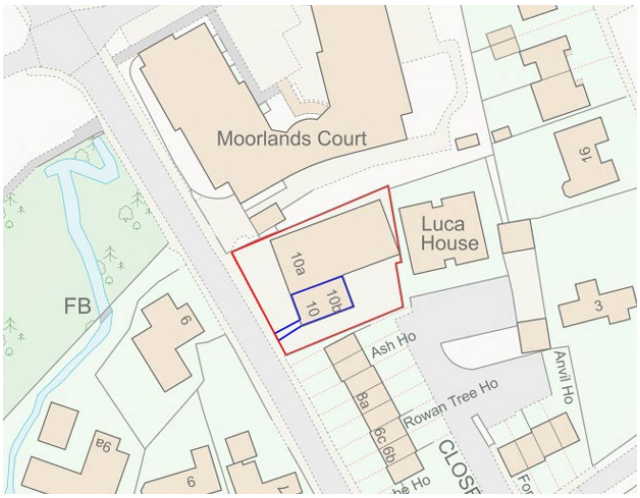
The plan could be amended to state that no action will be taken in respect of parking issues, or that they will put a sign up next to the door requesting patrons do not park on the road. and any new such plan would then be the relevant management plan, superseding the approved one as a result.

If the Council were to act an issue a breach of condition notice, the business could simply say they are aware of the issues and they put a sign up as per their new (revised) management plan as set out in section 5.2 above.

Section 6.0 of the approved management plan only sets out who is responsible for the matters in section 5.2 and dos does not add any other enforceability of restrictions on parking.

Whilst I understand that this appears to be a very simple matter of a breach of condition, the enforceability of the condition must be clear and concise, which it is not in this case.

Notwithstanding the above, the Council cannot by way of condition apply parking restrictions outside of the original application site (red lined location plan below) as the conditions only apply to the area to which planning permission was granted. For the avoidance of doubt, the permission and conditions do not cover the area outlined in blue.



PL064 2627a) Planning compliance – The Moor

Where vehicles are legally parked on the road, this is not a breach of planning control. I cannot comment on vehicles in various states of disrepair on the road, and this should be reported to the police for consideration.

My officer Xxx Xxx will call in to the garage when he is next in the area and speak to them about parking, reminding them of the statements made in their planning application and management plan to see if the issues can be resolved. The Council will not be taking any formal action as the condition is not enforceable given the considerations as set out above.

I understand this is not the reply you were expecting; however, the Council can only act where it has the power an authority to do so. Considering the above I will now close the investigation file accordingly.

Cambridgeshire County Council
High Street, Melbourn
(Temporary Prohibition Of Through Traffic)
Order 2027-22573

NOTICE is given that Cambridgeshire County Council intends to make an Order pursuant to the Road Traffic Regulation Act 1984, as amended by the Road Traffic (Temporary Restrictions) Act 1991, the effect of which is to stop any vehicle from proceeding along High Street, Melbourn as lies between number 110 and Greenbank.

Access will be maintained to properties affected by this order.

The alternative route for vehicles is via High Street; Royston Road; A10; Station Road, Meldreth; Station Road, Melbourn and vice versa.

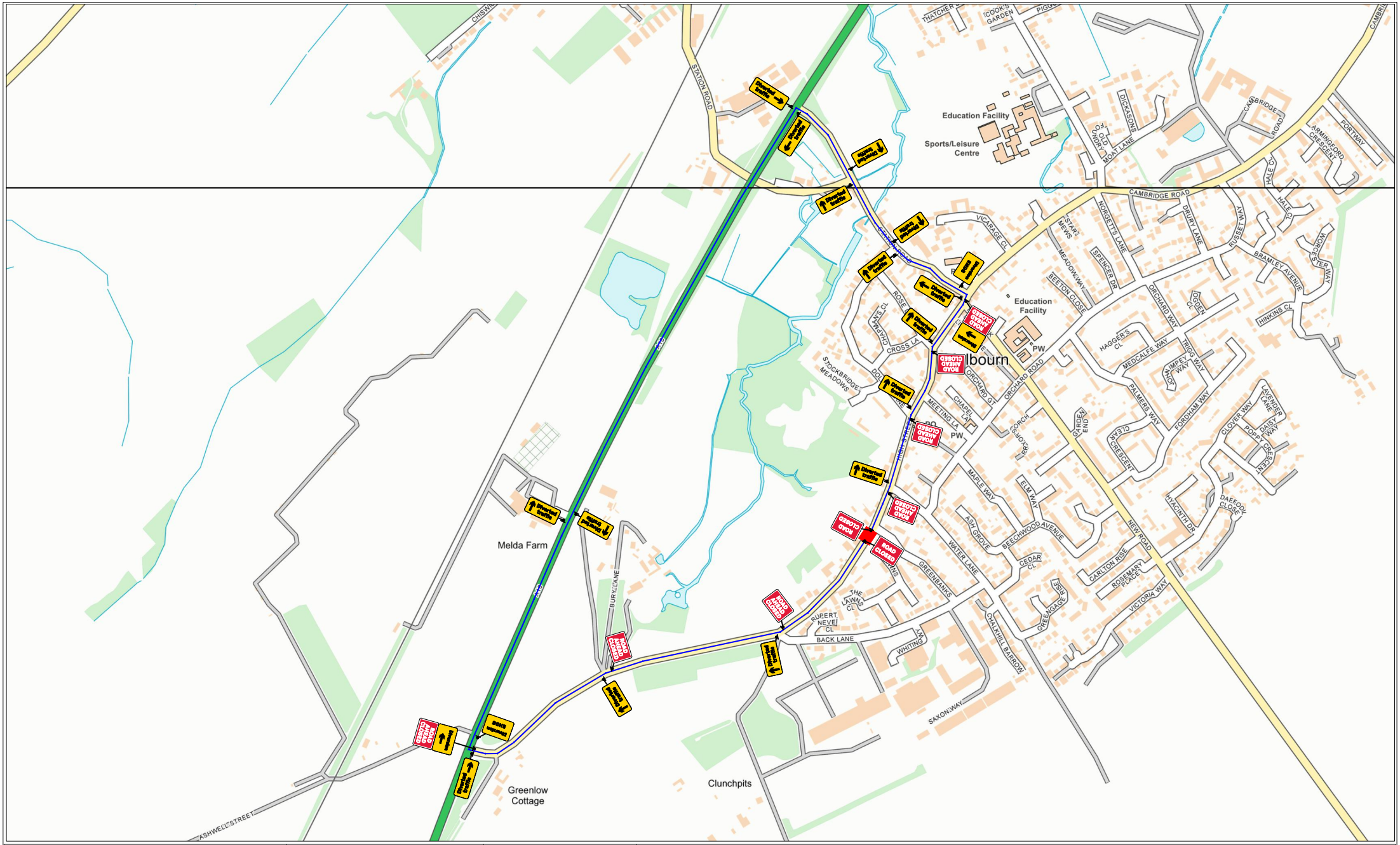
The proposed Order is necessary to facilitate telecommunications and associated works which are being carried out on or near this highway.

It is anticipated that these works will take place between 09:00hrs and 17:00hrs 11 January to 12 January 2027, when the restriction is expected to be in operation.

The Order will remain in force for a maximum period of 18 months from the date it comes into effect to permit the works and any associated contingencies including delays or phased delivery of the works.

The Order shall not apply to any persons lawfully engaged in connection with any works for which it is made, any member of the Police Force, Fire and Rescue Service, Ambulance Service, a vehicle being used by Special Forces during the execution of their duties or to any person acting with the permission or upon the direction of a Police Officer in uniform.

Graeme Kane, Executive Director, Place and Sustainability, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE



CLOSURE AREA

DIVERSION ROUTE

MARSHALL TO BE PLACED EITHER END OF CLOSURE

USRN = XXXXXXXXX

N

This road will be CLOSED XX/XX/XX - XX/XX/XX From XX:XX - XX:XX

Advance warning signs to be installed prior to installation of closure.

NOTES:

1. All signs and cones to be in accordance with Chapter 8 **Safety at Street Works and Road Works A Code of Practice** (Red Book)
2. Works access and egress are indicative, exact locations to be agreed on site.
3. Safety zones are to be installed as required.
4. All signs to be located so as not to obscure signs or objects and should be ballasted near to ground level using sand filled hessian bags or sign straps.
5. All sign positions are indicative only and must be accurately positioned on site with good visibility and be clear of obstructions or vegetation at all times.
6. Drawing not to scale.

RTM
Road Traffic Management

Road Traffic Management LTD
James Swallow Way, Hoo,
Kent
ME3 9GX

Road Widths:



RTM-1369511 106, High Street, Melbourn, South Cambridgeshire, Cambridgeshire. SG8 6AL.

52.079157 , 0.012829569

Date Drawn:	25/09/2026	Drawn By:	D.T

PL075/2627a) S106 – consideration for planning application 26/03725/OUT

Correspondence from James Fisher, s106 Officer Greater Cambridge Shared Planning

28 October 2026

I am writing in relation to planning application 26/03725/OUT which proposes 23 dwellings on land off The Moor.

A development of this scale is required to contribute towards local infrastructure through a section 106 agreement. However, Government guidance states that contributions can only be secured where it can be explained how they would be spent.

I have provided a table below setting out the type of contributions that planning policy would require and the value. Please could the Parish Council consider how it might use contributions.

As a provider of accessible outdoor sports facilities, we will ask the same of Melbourn Village College.

Type	Value	Project
Outdoor Sports	£137k	
Children's Play	£77k	
Allotments and Orchards	£10k	
Green Infrastructure (strategic)	£26k	Stockbridge Meadows/River Mel restoration/RPSB Fowlmere?
Indoor meeting space	£37k	

Please note that in addition to the above the Council would look to secure around £13k for swimming and £10k for indoor sports infrastructure (for use at Melbourn Sports Centre including the Melbourn Squash Club).

The District Council needs as much information as possible explaining how it would propose using the contributions. Where possible this should be supplemented with supporting information, for example whether this project is identified as part of any emerging Neighbourhood Plan or if you have any costings. If there is evidence to support the demand for the infrastructure then this too would be helpful (i.e. there is a waiting list for allotments etc).

Finally, please note that the Council does, from time to time, secure contributions for burial provision but this is exclusively where (a) there is a demonstrable need that cannot be met currently or (b) where there is no demand because the Parish Council has forward funded a new cemetery and where there is an existing debt. I know that Melbourn benefits from the New Road cemetery but I am unclear on whether any money was borrowed to fund this.

ACTION: Committee to complete the table above with suggested projects for recommendation and consideration to Full Council.

Planning Inspectorate

Appeal Decision

Site visit made on 13 October 2026

by H Whitfield BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 October 2026

Appeal Ref: 6010543
Bridgefoot Poultry Farm, Barley Road, Flint Cross, Royston SG8 7PU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr D Wilkins against the decision of South Cambridgeshire District Council.
- The application Ref is 25/03217/FUL.
- The development proposed is the change of use of the application site (part of the former poultry farm) from agriculture to the keeping and training of a small number of dogs for security purposes (retrospective).

Decision

1. The appeal is allowed and planning permission is granted for the change of use of part of the former poultry farm from agriculture to the keeping and training of dogs at Bridgefoot Poultry Farm, Barley Road, Flint Cross, Royston SG8 7PU in accordance with the terms of the application, Ref 25/03217/FUL, the plans submitted with it and subject to the following conditions:

   1) No more than eight dogs shall be housed and/or trained on the site at any one time.

   2) Within three months of the date of this decision, the flood mitigation measures, as set out in Section 5 of the Flood Risk Assessment and SuDS Report January 2025, reference 4497 FRA-Bridgefoot Poultry Farm Revision B, shall be carried out in full and retained thereafter.

Preliminary Matters

2. For the avoidance of doubt, I have used the description from the application form in the banner heading above. However, I have amended the description in my formal decision to omit wording that does not relate to an act of development.

3. The Council's officer report refers to the preparation of the Draft Greater Cambridge Local Plan which is understood to be at its first consultation stage. The Council's reasons for refusal do not identify any conflict with the emerging Local Plan and I note it remains at a very early stage of preparation. I have therefore based my decision on the current adopted development plan.

4. During the course of the appeal, the revised National Planning Policy Framework (2026) (the Framework) was published. In respect of matters of highway safety, the changes to the Framework do not materially affect the substantive matters of the appeal. Therefore, I am satisfied that proceeding without further consultation with the main parties would not be prejudicial to their respective cases.

5. The plans show access to the appeal site is taken directly off the A505. Some of the Council's evidence refers to this access as informal and unauthorised. This is disputed by the appellant who states the access has been in existence since 2015 and has been used to serve the former poultry farm. However, it is not for me, under a Section 78 appeal, to determine whether the access onto the A505 is lawful. That matter would require separate determination under Section 191 of the Town and Country Planning Act 1990 (as amended), independently of, and irrespective of, the outcome of this appeal. Nevertheless, I note the description of development refers only to the change of use of land and that no operational development is proposed as part of this scheme. I have determined the appeal on this basis.

6. The evidence indicates the appeal scheme is retrospective, and the site is in use for the keeping and training of dogs. Nevertheless, and for the avoidance of doubt, I have determined the appeal based on the submitted plans and evidence before me.

Main Issue

7. The main issue in this appeal is the effect of the appeal scheme on highway safety on the A505.

Reasons

8. The appeal site relates to a collection of buildings and land formerly associated with a poultry farm located on the southern side of the A505. The site is accessed via a gated access off the A505, which is a single carriage trunk road carrying two way traffic which is subject to the national speed limit.

9. The appeal scheme relates to the change of use of the buildings within the appeal site and approximately 0.4Ha of land for the keeping and training of up to eight security dogs. The evidence, including the Transport Technical Note[1], states that the site provides jobs for two staff members and an occasional volunteer. This results in a daily trip generation of four or five vehicle movements. There are no separate servicing or delivery requirements as these are carried out by staff already accessing the site.

10. The Council's objection to the scheme centres on the absence of a Stage 1 Road Safety Audit (RSA) and the effect of vehicle movements associated with the proposed use on highway safety on the A505. The Highway Authority (HA) states that an RSA is required in accordance with Design Manual for Roads and Bridges GG 119 (DMRB), given the estimated average daily flow of all motor vehicles on the A505 and the potential impact of a vehicular access onto the A505. However, notwithstanding their concerns about the lawfulness of the access and whether any past planning permission has permitted its use, the HA acknowledges that the site access has been in existence for some time with varying levels of use. I also note that the appeal scheme does not propose any operational development or the creation of a new access.

11. The DMRB sets out that the objective of the RSA process is to identify aspects of engineering interventions that could give rise to road safety problems and to suggest modifications that could improve road safety. The DMRB is clear that this document is to be used to implement RSAs on highway schemes on motorways and all-purpose trunk roads. Highway schemes are defined in the document as all works that involve the construction of new highway or a permanent change to the existing highway layout or features. I have not been directed to any part of the DMRB that states that

[1] Ref. 4393/2025 Revision B, December 2025

RSAs are required for applications for changes of use. As no engineering operations or operational development are proposed as part of this appeal scheme, it would not constitute a highway scheme and would not necessitate a Stage 1 RSA.

12. The Council and HA accept that the access has been in existence for some time with varying levels of use. However, they contend that any agricultural vehicle movements generated from the access would be low level and infrequent given the highly arable nature of most of the farming in the area and the size of the field it serves. Even though the Council and HA accept that the traffic generated by the proposal is relatively low, they state that it would be significantly higher than the former agricultural vehicular movements, resulting in a significantly higher highway safety risk on the A505. In contrast, the appellant contends that the access has been used in connection with all land within the appellant's ownership by farm vehicles and articulated lorries, and that the movements associated with the appeal scheme would be minimal, utilising personal vehicles and resulting in fewer trips than those generated by the former poultry farm.

13. Neither of the main parties has provided empirical evidence that compares the trip generation of the former poultry farm with that of the appeal scheme. However, the Council and HA accept that some agricultural vehicle movements could be generated from the access off the A505 and the evidence before me indicates that the trips generated by the appeal scheme would be relatively low. While noting the size of the appeal site, there is nothing before me to suggest that the appeal scheme would result in significantly higher or more hazardous daily vehicle movements than those that could be generated from an agricultural access.

14. Even if the scheme were considered in isolation from any fall-back position, the Council has not identified any deficiencies with the geometry of the access. Although unmade, it provides reasonable visibility in both directions, given the relatively straight nature of the A505 in the vicinity of the site access and the width of the carriageway and highway verges. The access point onto the A505 is not proposed to be altered as part of this appeal scheme, and the Council has not identified any shortcomings that would lead me to conclude it would be unsuitable or unsafe for the low level of traffic associated with the appeal scheme. While vehicles may have to wait to leave the site, this does not automatically indicate that the likelihood of an accident occurring would increase. That would also be the case for any vehicles exiting the site in association with the agricultural use of the land. Accordingly, there is no substantive evidence before me to indicate that the appeal scheme would give rise to a significant or unacceptable highway safety risk.

15. For the above reasons, I therefore conclude that the appeal scheme would not have an adverse effect on highway safety on the A505. The Council has not referred to any policy conflict with the South Cambridgeshire Local Plan (2018) in its reason for refusal. However, the appeal scheme complies with Policy TR6 of the Framework insofar as it states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety.

Other Matters

16. The Council refers to an absence of an assessment as to whether the appeal scheme would be exempt from Biodiversity Net Gain (BNG) in its officer report. However, neither party disputes that the appeal scheme is retrospective and BNG

does not apply to retrospective planning permissions made under section 73A of the Town and Country Planning Act 1990 (as amended). As such, I have not considered this matter further.

17. In addition to matters of access and highway safety, interested parties have raised several additional concerns. These include the effect of the scheme on their living conditions through noise from dogs on site, the condition of the site, animal welfare and the suitability of the existing buildings for housing dogs, and the planning history of the site. In respect of living conditions, the Council states the site is set well away from residential receptors with the closest dwelling approximately 100m away to the east. Given the separation distance, background noise of vehicles travelling along the A505 and relatively low intensity of use proposed under the appeal scheme, I see no reason to reach a different conclusion to the Council that the scheme would not adversely affect the living conditions of nearby residents through noise and disturbance.

18. There is no substantive evidence before me that the buildings or conditions on the site are unsuitable for housing animals or that staff members are not suitably experienced in animal handling or welfare. Matters relating to animal welfare also fall outside the scope of this appeal.

19. Concerns are also raised in relation to alleged unauthorised development and activities on the wider site, and the sequence of planning applications. However, as these matters fall outside the scope of this appeal, they have not formed part of my decision. Nor have concerns raised relating to previous applications for the use of the site access by HGVs and lorries as this is materially different from the nature and level of vehicular activity proposed under this appeal.

Conditions

20. The Council has suggested several conditions which I have considered against Policy DM6 of the Framework and Planning Practice Guidance. Where necessary, I have adjusted the wording in the interests of clarity and precision.

21. As the appeal is retrospective it is not necessary for me to impose a timescale for implementation. However, I have imposed a condition specifying the approved plans in the interests of certainty.

22. Given the acceptability of the scheme is predicated on the low-level traffic generation and use of the appeal site, I have also attached a condition requiring no more than eight dogs to be kept and trained on the site at any one time, to limit the scale of the operation in the interests of highway safety. The appellant has suggested a condition could be imposed limiting the use to the appeal site for the same purposes. However, as this appeal relates only to the land edged in red on the Site Location Plan, such a condition is unnecessary.

23. I have also imposed a condition requiring the mitigation and protection measures detailed within the Flood Risk Assessment to be completed within three months of the date of this decision to prevent any increased risk of flooding to the buildings.

24. The Council has suggested a condition relating to the B8 use of the site. However, the appeal scheme does not propose a B8 storage and distribution use, and the Council has not explained how this condition would be relevant to the appeal scheme or necessary to make the development acceptable. As such, I have not imposed it.

25. The Council has also suggested a condition restricting the hours of operation of the business. It is unclear how the Council has arrived at these hours, as they do not relate to the appellant's evidence. However, given the degree of separation from nearby residential receptors and the previous use of the site I do not consider such a condition to be necessary in any event.

26. Given the appeal scheme does not seek planning permission for the site access or any alterations to it, and the Council has not identified any deficiencies with the construction or geometry of the access, I have not imposed the suggested condition requiring the submission of a detailed access scheme.

27. The Council has also suggested a condition requiring an ecological enhancement scheme to be submitted to conserve and enhance ecological interests. However, as the appeal scheme relates only to the change of use of the site and does not propose any operational development, the need for an ecological enhancement scheme to make the development acceptable in planning terms has not been explained. Accordingly, I have not imposed this condition either.

Conclusion

28. For the reasons given above, I conclude that the appeal should be allowed.

H Whitfield

INSPECTOR

PL077/2627a) Hopkins Homes – land transfer update

MPC to HH – 1 Oct 2026

Please find attached a review of my notes from the walkaround (appendix a).

Confirmed actions:

- Replace nine trees as identified
- Replace two bollards as identified
- Provide April 2026 RoSPA report
- Confirm red line area for section 11 – all previous communication is as red line as shown, if this is to include the further area please confirm.

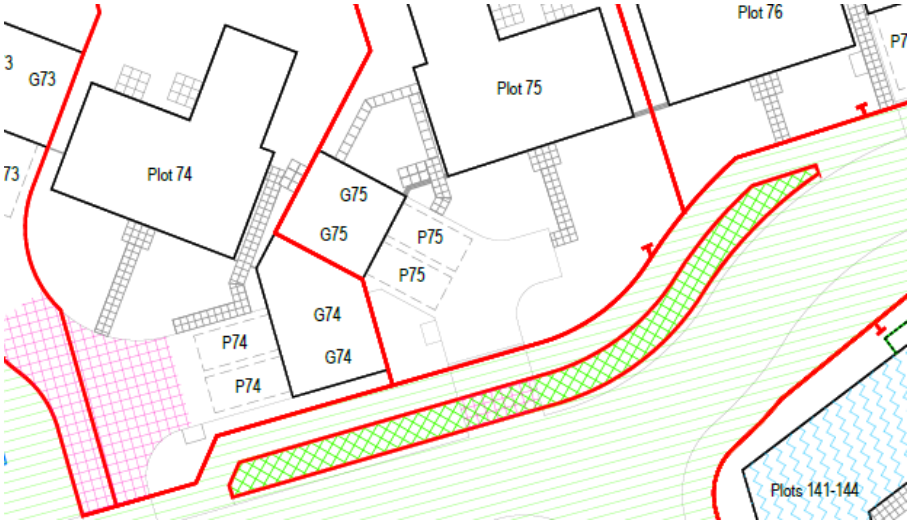
You will note I make the total of discussed trees as nine.

HH to MPC – 29 Oct 2026

We are fine with the trees and bollards you have identified and Cox will be undertaking both elements.

As promised, I also attach a full site conveyance plan (appendix b) which gives a clear indication of ownerships/red line boundaries etc.

Below is a "zoomed" screenshot of the Section 11 area, clarifying as per the transfer plan prepared, that it is only the strip between the road and footpath being transferred to the Parish. The planting the dwelling side of the footpath is the respective homeowners maintenance responsibility.



Please find attached, a copy of the most recent play inspection report dated May 2026 commissioned via Kompan (appendix c). Kompan visited on 09/09/26 and will be returning to tighten the seesaw and potential finger entrapment to the carousel, I was hoping to have received a date for the works/confirmation they had been completed by now, but I will forward a further update once confirmed.

Our Solicitors have given a fee undertaking to your Solicitor and I understand they are now liaising.

Attached:

- Appendix a) Snagging report as sent
- Appendix b) Conveyance plan
- Appendix c) Kompan LEAP report

Appendix a

MA121 2627b) Hopkins Land Review – snagging summary

Summary of actions requested:

- Replace nine trees as identified
- Replace two bollards as identified
- Provide April 2026 RoSPA report
- Confirm red line area for section 11 – all previous communication is as red line as shown, if this is to include the further area please confirm.

Appendix a

Hopkins – Land Review

Update September 2026

1. 

Full map see Appendix A



Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Shrubs – to be reviewed when in leaf. 3. Tree x 6 – to be reviewed when in leaf. 4. Confirmation needed of land to be tended – looks as if it is currently tended by homeowners.	1. Wildflower area – treat as SGB. 2. Shrubs reviewed as suitable. 3. 1 tree to be replaced. 4. Confirmation of areas to be tended – to shrub line aside and in front of properties.

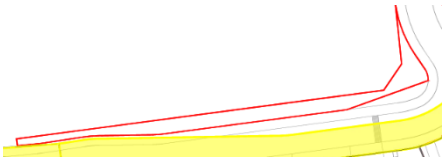
September 2026

- Two trees to be replaced (late 26 planting)
- Confirmed tend to shrub line in front and to side of properties.

Appendix a

Hopkins – Land Review

Update September 2026

2.  *Full map see Appendix A*







Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge – to be reviewed when in leaf. 3. Tree – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Hedge reviewed as suitable. 3. Tree reviewed as acceptable.

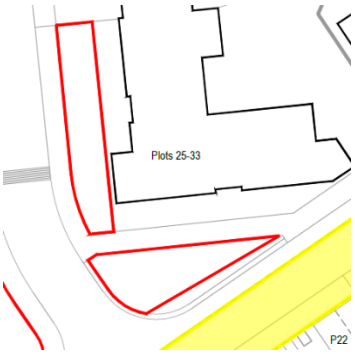
September 2026

- Bulbs noted.

Appendix a

Hopkins – Land Review

Update September 2026

3. 

Full map see Appendix A



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge – assume hedging is not part of transfer – confirmation required. 3. Tree x 4 – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Hedge – confirmation of transfer from plans required. **3.** Tree reviewed as acceptable.

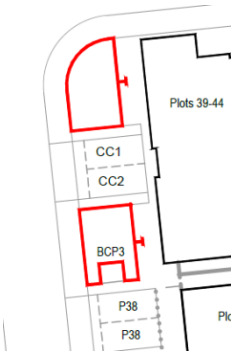
September 2026

- Confirmed tend to hedge line.

Appendix a

Hopkins – Land Review

Update September 2026

4. 

Full map see Appendix A





Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge – assume hedging is not part of transfer. 3. Raised ironworks within hedge border. 4. Tree x 2 – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Hedge – confirmation of transfer from plans required. 3. Raised ironworks not to be changed – not considered an issue. 4. Tree reviewed as acceptable.

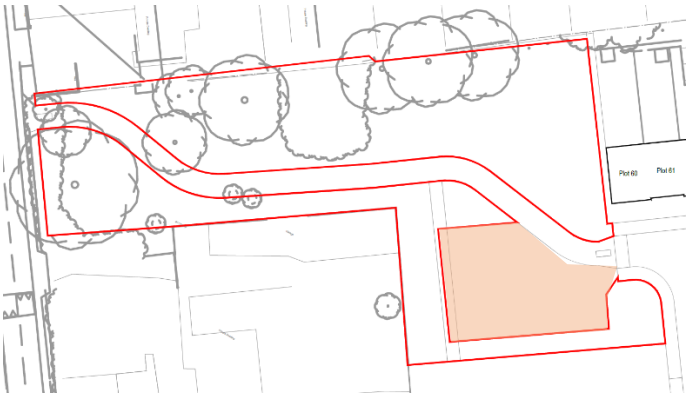
September 2026

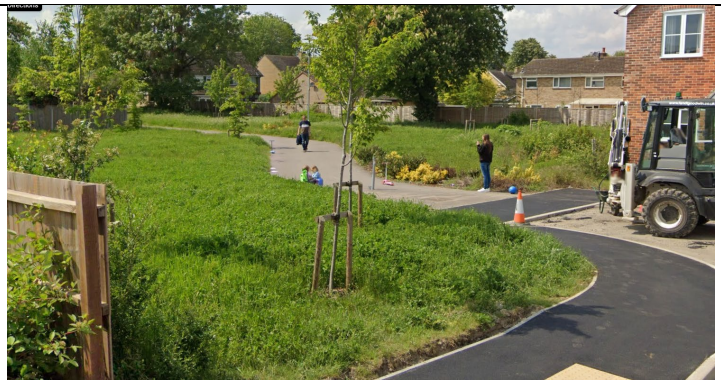
- Confirmed tend to hedge line.

Appendix a

Hopkins – Land Review

Update September 2026

5.  *Full map see Appendix A*



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge / shrubbery – to be reviewed when in leaf. 3. Trees – to be reviewed by arborist. 4. Raised ironwork within mowing area – to be lowered to allow for safe mowing. 5. Fenceline overgrown and weedy – to be tidied.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Hedge reviewed as suitable. 3. Tree report received – concern over ivy cutting at base. To be confirmed. 2 trees to be replaced (dead). 4. Raised ironwork not considered an issue. 5. Fenceline to be tidied as agreed. *Note: contains area under highways control – shown above in orange. .*

September 2026

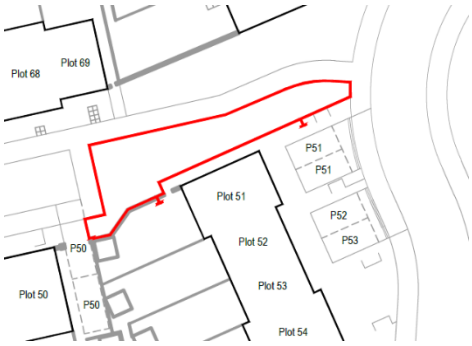
- Fenceline tidied.
- Base of tree to be cleared after Robin nesting season.
- Ivy on trees severed.

Note: contains substantial area to be assigned to Highways.

Appendix a

Hopkins – Land Review

Update September 2026

6. 

Full map see Appendix A



Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge – confirmation needed as to what parts of vegetation are included – plan looks like not strip that runs in front of property but does include strip to side of property. 3. Confirmation that strip of land opposite on plan is not included.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Hedge maintained by homeowner. 3. Confirmed strip opposite maintained by homeowner.

September 2026

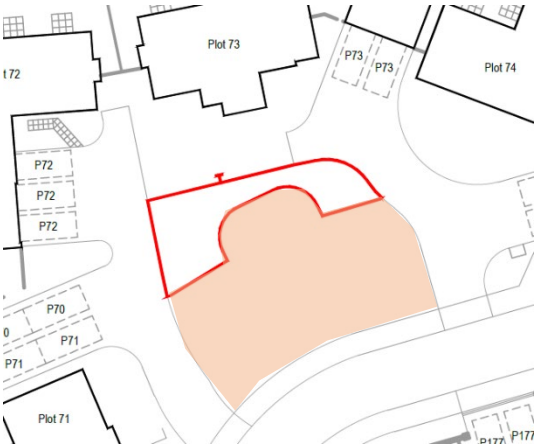
- Due cut.
- Shrubs resident responsibility.

Note: only tend to red line area – opposite strip owned by resident.

Appendix a

Hopkins – Land Review

Update September 2026

7. 

Full map see Appendix A



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Restricted cuts during bulb flowering season. 3. Tree x 3 – to be reviewed when in leaf. 4. Shape of land highlighted on plan not reflective of area – confirmation required.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Bulbs noted. 3. 2 trees in transfer – to be confirmed. 4. Area contains highways land. *Note: contains area under highways control – shown above in orange.*

September 2026

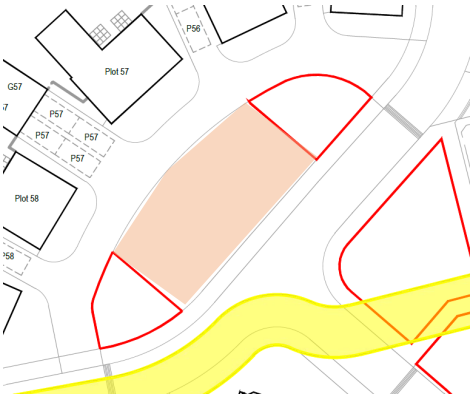
- Two trees to be replaced.

Note: contains substantial area to be assigned to Highways.

Appendix a

Hopkins – Land Review

Update September 2026

8. 

Full map see Appendix A



Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Shrubs – 2 areas of shrubs at either end of green area seem to be the only parts included in the transfer – confirmation of area needed. 3. Shape of land highlighted on plan not reflective of area – confirmation required. 4. Tree x 6 – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Shrubs reviewed as acceptable. 3. 'Missing' area confirmed as highways. 4. Trees reviewed as acceptable. *Note: contains area under highways control – shown above in orange.*

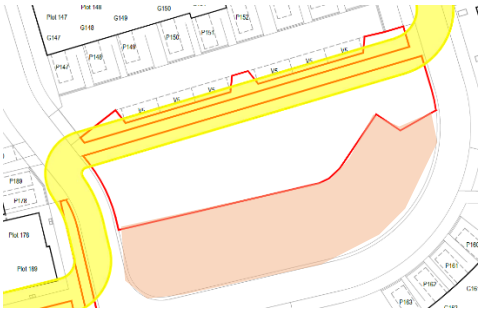
September 2026

Note: contains substantial area to be assigned to Highways.

Appendix a

Hopkins – Land Review

Update September 2026

9.  *Full map see Appendix A*



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Raised iron works in mowing area. 3. LEAP - Confirmation of up-to-date RoSPA inspections required. 4. LEAP - Confirmation of warranty on play equipment required. 5. LEAP – fix swing (noted this has been booked by Hopkins). 6. LEAP - Fix to gate in play area required. 7. Hedge/shrubbery between path and parking area in need of attention.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Raised ironworks considered acceptable. 3. ROSPA received – due April 2026 4. Warranty of play equipment required. 5. Swing fixed. 6. Gate fixed. 7. Shrubs reviewed as acceptable. *Note: contains area under highways control – shown above in orange.*

September 2026

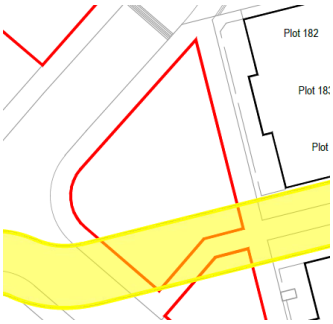
- Copy of April 2026 RoSPA required.
- Confirm area to run from edge of shrub bed as shown on red line.
- Check gate suitability on RoSPA report.
- Note two bins on LEAP.

Note: contains substantial area to be assigned to Highways.

Appendix a

Hopkins – Land Review

Update September 2026

10. 

Full map see Appendix A



Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Shrubs – to be reviewed when in leaf. 3. Tree x 6? – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Shrubs reviewed as acceptable. 3. Trees reviewed as acceptable.

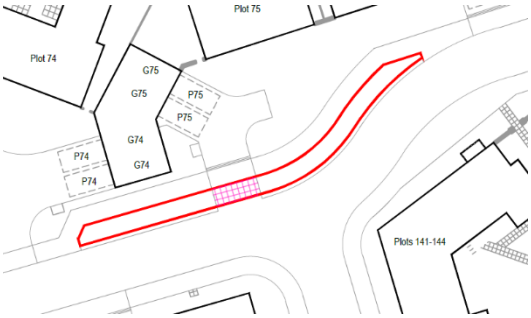
September 2026

- No comment.

Appendix a

Hopkins – Land Review

Update September 2026

11. 

Full map see Appendix A



Report

March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).

September 2026

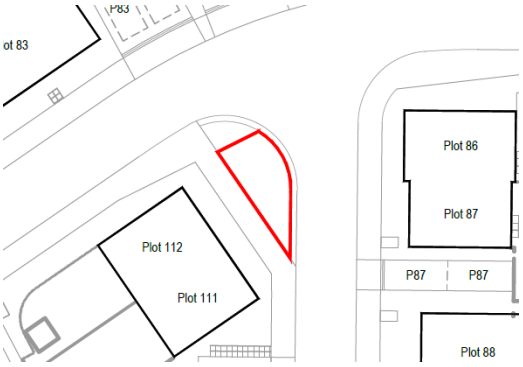
- Require confirmation of area – may not be as red line above. Sharon to confirm if additional area, shown in solid red below, is included.



Appendix a

Hopkins – Land Review

Update September 2026

12. 

Full map see Appendix A



Report	
March 2025	June 2025
• Grass quality low – suggest reseeding, weeding as required. • Tree x 1 – may need replacing as seems to be dead – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Tree to be replaced (dead).

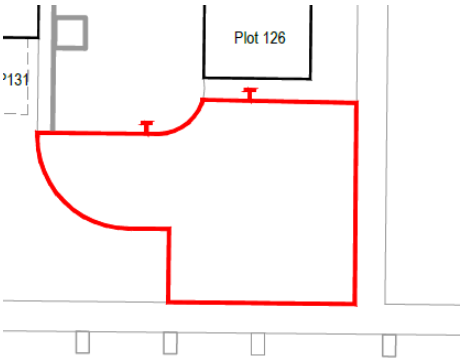
September 2026

- Tree to be replaced.

Appendix a

Hopkins – Land Review

Update September 2026



13. *Full map see Appendix A*



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Tree x 3 – to be reviewed when in leaf. 3. Are shrubs planted along fence line of properties included – confirmation required.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Trees reviewed as acceptable. 3. Confirmed shrubs along fence line as homeowners.

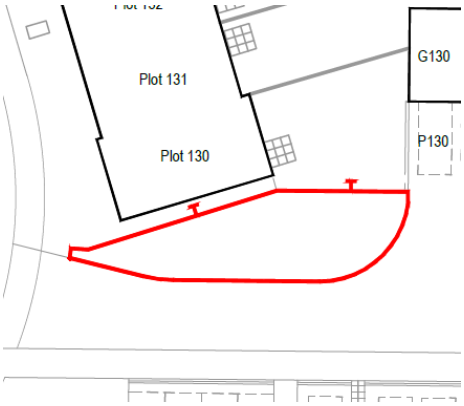
September 2026

- No comment.

Appendix a

Hopkins – Land Review

Update September 2026



14. *Full map see Appendix A*



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Tree x 1 – to be reviewed when in leaf. 3. Are shrubs planted along fence line of properties included – confirmation required.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Tree reviewed as acceptable. 3. Confirmed shrubs along fence line as homeowners.

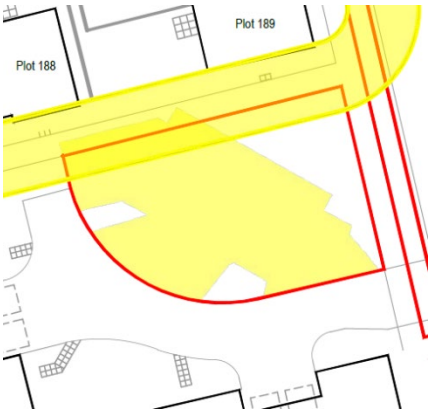
September 2026

- No comment.

Appendix c
Appendix a

Hopkins – Land Review

Update September 2026

15. 

Full map see Appendix A



Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Shrubs – to be reviewed when in leaf. 3. Tree x 3 – to be reviewed when in leaf.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Shrubs reviewed as acceptable. 3. 1 tree to be replaced (dead).

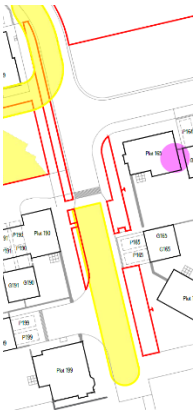
September 2026

- One tree to be replaced.

Appendix a

Hopkins – Land Review

Update September 2026



16. *Full map see Appendix A*





Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Hedge – assume hedging is not part of transfer – confirmation required.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. Confirmed hedge to belong to homeowners.

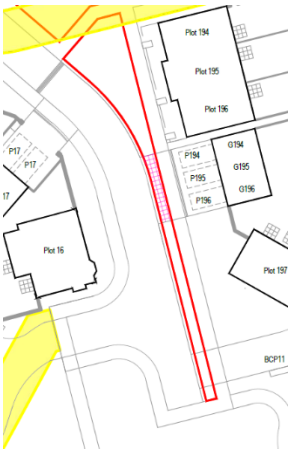
September 2026

- No comment.

Appendix a

Hopkins – Land Review

Update September 2026

17. 

Full map see Appendix A





Report	
March 2025	June 2025
1. Grass quality low – suggest reseeding, weeding as required. 2. Damage to bollard – to be replaced.	1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering). 2. 2 bollards to be replaced due to damage. 3. 1 tree to be replaced (dead).

September 2026

- Three trees to be replaced.
- Two bollards to be replaced.

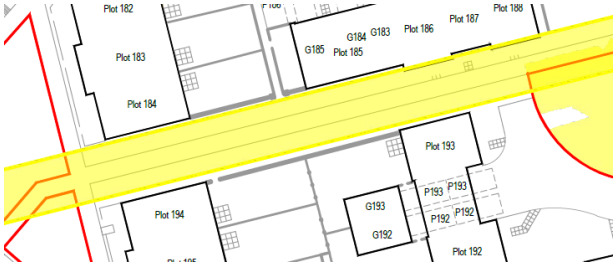
Appendix a

Hopkins – Land Review

Update September 2026

Additional comments

- Confirmation of walkway area between Poppy Crescent and Lavendar Lane – are these two strips of land maintained by homeowners as they do not appear on the plans for handover.
- June 25 – confirmed responsibility of highways / homeowner (street lights included).



Full map see Appendix A



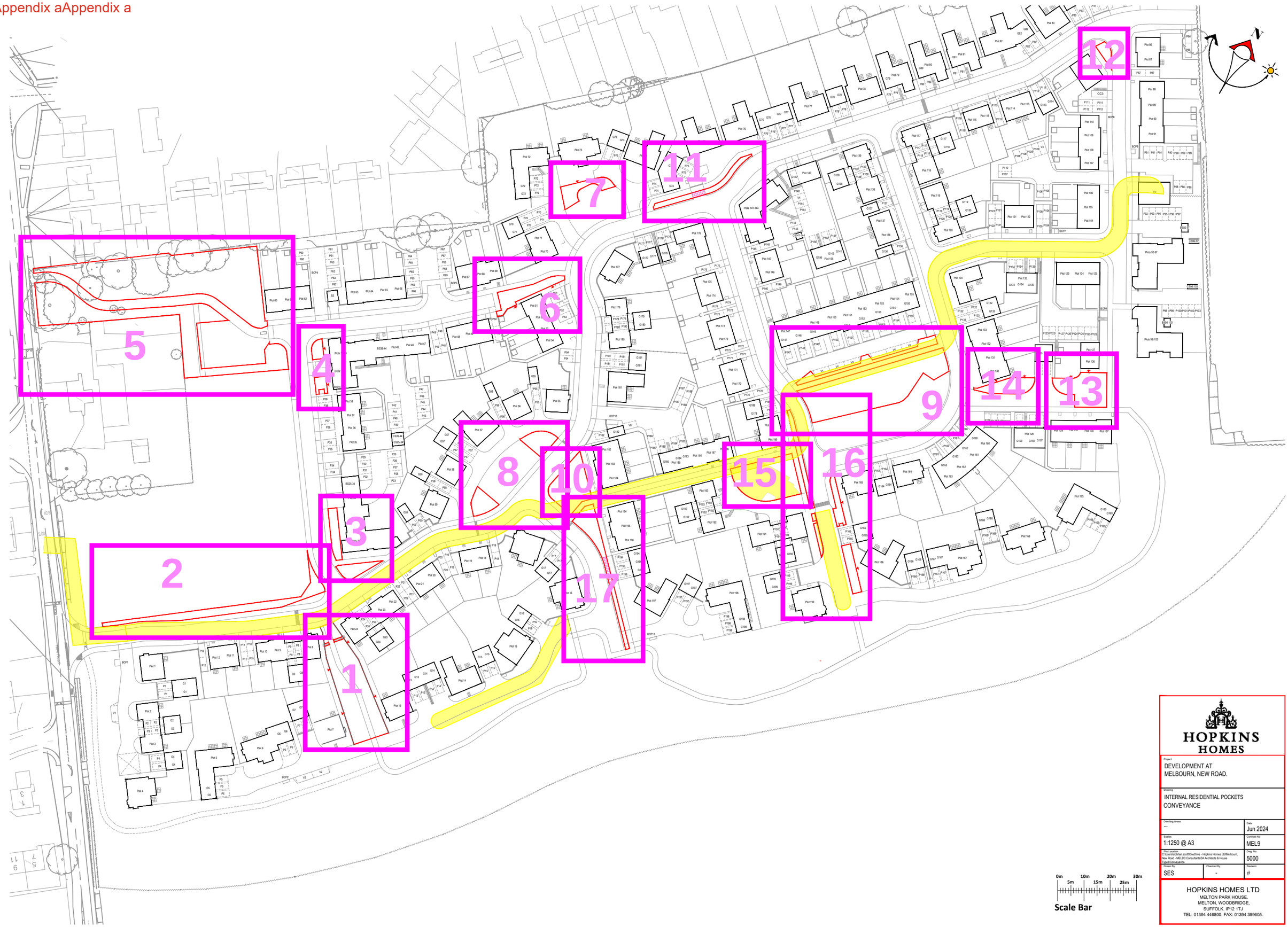


- Grass quality is poor throughout the estate – this would need addressing before handover.
  - June 25 - Addressed as EH1 grass seed throughout – cut as required (leave end June to end July for flowering).
  - Suggested care as above.

- Review of trees
  - June 25 – trees in need of replacement noted (to be completed in winter 25).
  - September 26 – trees in need of replacement noted as 9 (to be completed late 26).

- SGB (wildflower)
  - Suggested annual cut at Poppy Crescent end (tussock grass).
  - Cut and collect with mown paths for other areas.

Appendix aAppendix a



0m 5m 10m 15m 20m 25m 30m

Scale Bar

HOPKINS HOMES

Project
DEVELOPMENT AT
MELBOURN, NEW ROAD.

Drawing
INTERNAL RESIDENTIAL POCKETS
CONVEYANCE

Dwelling Areas: ---	Date: Jun 2024
Scales: 1:1250 @ A3	Contract No: MEL9
File Location: C:\Users\scottm.scott\OneDrive - Hopkins Homes Ltd\Melbourn, New Road - MEL9\3 Consultants\2A Architects & House Types\Conveyance	Dwg. No.: 5000
Drawn By: SES	Checked By: -
	Revision: #

HOPKINS HOMES LTD
MELTON PARK HOUSE,
MELTON, WOODBRIDGE,
SUFFOLK. IP12 1TJ
TEL: 01394 446800. FAX: 01394 389605.

Appendix b



Notes:

Do not scale from this drawing to ascertain dimensions.

Copyright for all designs and drawings shall remain with Hopkins Homes in accordance with the Copyright Act.

Rev.	Date	Details
-	19.10.18	First Issue
A	10.01.19	Balconies updated
B	17.01.19	General Updates
C	23.01.19	General Updates
D	28.01.19	General Updates following advice from Birketts
E	15.07.19	Plot 5/6 boundary amended
F	07.08.19	Plot 5 driveway hatching removed
G	24.09.19	Road opposite 85 hatching added
H	14.09.20	Red line and brown hatch to Plot 185 updated
I	11.12.20	Boundary line to plot 74 garage corrected
J	17.12.20	Note for soakway updated
K	11.01.21	Plot 140 hatching updated
L	18.03.21	Plot 185 red line updated
M	07.04.21	Plots 141 and 142 balcony updated
N	03.08.21	Boundary to plot 70 updated to suit Land Registry
P	08.03.22	Plot 135 amended to show freehold sale & lease garages
Q	29.03.22	Shared path conveyed to P159
		General erroneous lines removed JBF
R	21.07.23	Plot 166 & 167 boundaries revised

CONVEYANCE PLOT KEY

- PRIVATE DRIVES WITH RIGHT OF ACCESS (SHARED ACCESS)
- PRIVATE PATHS WITH RIGHT OF ACCESS (SHARED ACCESS)
- ROADS & FOOTPATHS TO BE ADOPTED BY LOCAL AUTHORITY
- OPEN SPACES TO BE ADOPTED BY PARISH COUNCIL
- LEASEHOLD FLATS, GARAGES AND PARKING SPACES
- SERVICE EASEMENT
- LAND TO BE CONVEYED TO ELECTRIC COMPANY
- LAND TO BE TRANSFERRED TO THE MASTER (OR KEEPER) AND FELLOWS OF PETERHOUSE IN THE UNIVERSITY OF CAMBRIDGE WITH PEDESTRIAN AND VEHICULAR RIGHTS OF ACCESS RESERVED FOR PLOTS 85 AND 86 UP TO ADOPTION
- MANAGED SOAKAWAY, WITHIN PLOT DEMISES
- ACCOMODATION OVER SHARED ACCESS WAY / UNDERCROFT
- ADOPTABLE SOAKAWAY
- LIGHTING COLUMN LOCATION
- 'T' MARK DENOTING OWNERSHIP OF BOUNDARY
- LINE OF FOUL WATER SEWERS WITHIN EASEMENT
- RIGHT OF WAY RESERVED FOR PUBLIC ACCESS
- BIN COLLECTION POINT

BCP1 = Bin Collection Point for plots 1-4
BCP2 = Bin Collection Point for plots 5-6
BCP3 = Bin Collection Point for plots 36-38
BCP4 = Bin Collection Point for plots 60-63
BCP5 = Bin Collection Point for plots 64-68
BCP6 = Bin Collection Point for plots 89-91
BCP7 = Bin Collection Point for plots 104-105
BCP8 = Bin Collection Point for plots 110-112
BCP9 = Bin Collection Point for plots 123-127
BCP10 = Bin Collection Point for plots 183-188
BCP11 = Bin Collection Point for plots 197-198

V1 = Visitor Parking for plots 1-4
V2 = Visitor Parking for plots 5-7
V3 = Visitor Parking for plots 106-110
V4 = Visitor Parking for plots 140-144
V5 = Visitor Parking for plots 147-155
V6 = Visitor Parking for plots 183-188
V7 = Visitor Parking for plots 64-65

CC1 = Car Club Parking Space 1
CC2 = Car Club Parking Space 2
CC3 = Car Club Parking Space 3

Plot X = Plot(s) X
GX = Garage for plot(s) X
PX = Parking space for plot(s) X
CSX = Cycle store for plot(s) X
BSX = Bin Store for plot(s) X
SS = Substation
PS = Pumping Station

0m 5m 10m 15m 20m 25m 30m

Scale Bar

SALES

Project: Melbourn, New Road	Project No: MEL9
	Dwg No: 600-A0 Rev: R
Drawing: Conveyance Plan	Scale: 1:500 @ A0
	North:
Plot Numbers: -	Drawn By: MJK Date: 19th Oct 2018
	Checked By: Date:

H:\CAD\drawings\SITES BEFORE APRIL 2009\Mel\e tutorials\Hopkins logos\New logo\BLACK NAME LOGO a.dwg

MELTON PARK HOUSE,
MELTON, WOODBRIDGE,
SUFFOLK IP12 1TJ
TEL: 01394 446800. FAX: 01394 389605.

Appendix c

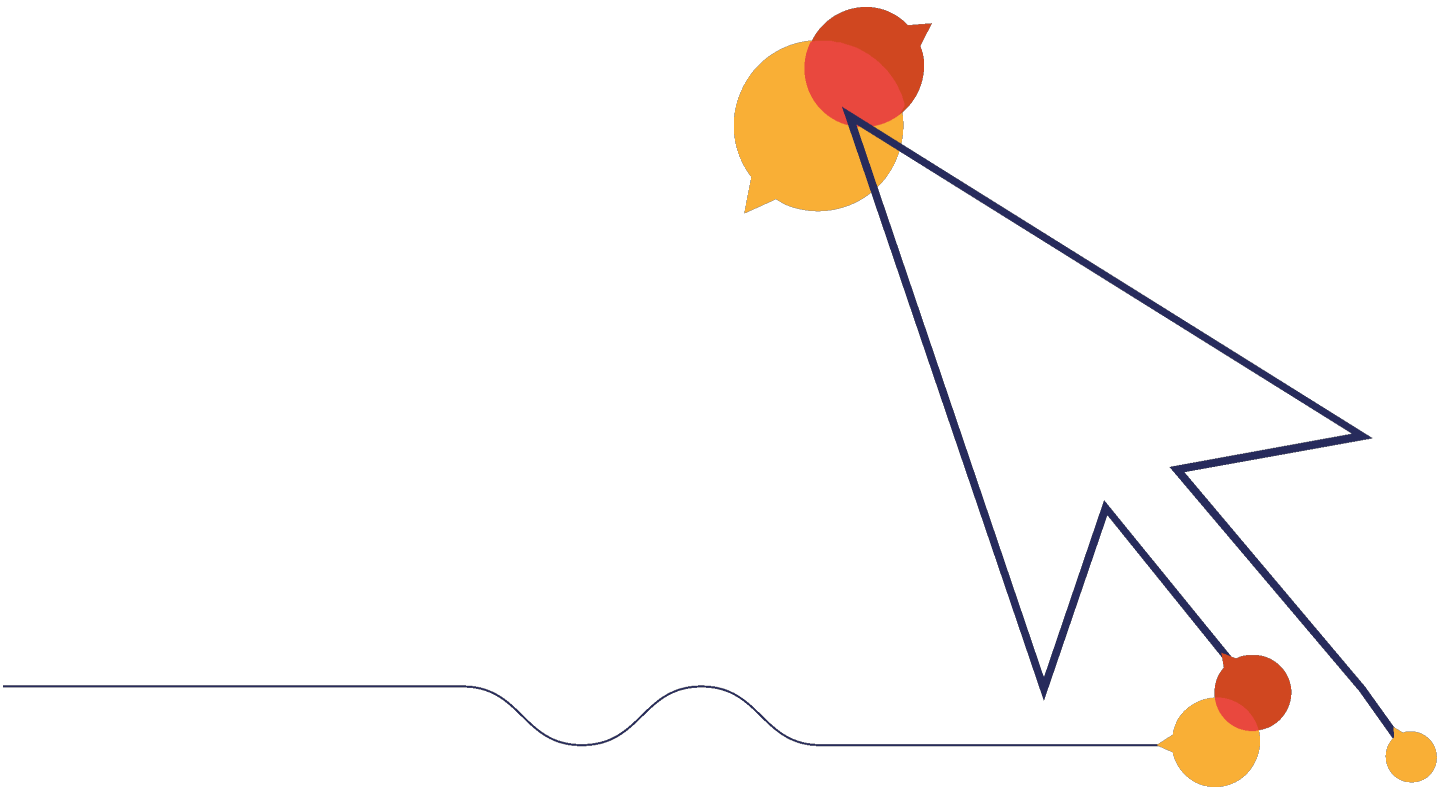
Safety Inspection Report

Annual Inspection

Poppy Crescent

Kompan Limited

20 May 2026



Playsafety Ltd is licensed by RoSPA to trade as RoSPA Play Safety

Powered by SAFERplay INSPECTION & MAINTENANCE

Appendix c

Safety Inspection Report

Annual Inspection

Site name: **Poppy Crescent**
Date of inspection: **20 May 2026**
Inspector: **David Owen**
w3w.co/eyeful.nurses.lavished



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Powered by SAFERplay INSPECTION & MAINTENANCE

Ancillary Items Summary – FULL DETAILS BELOW with Photographs

Litter Bins

Innate risk score: 3

Description	Tasks	Risk score
RoSPA recommends that litter bins should not be closer than 2 m from seats and gates (max of 3 m recommended). If they are too far away they may not be used. If they are too close this may cause nuisance from wasps.	Move the bin or seat as appropriate.	6

General Surface - Bonded Rubber Mulch & Wet Pour

Innate risk score: 3

Description	Tasks	Risk score
The surface is crumbling.	Read the notes for further action.	6
Surface has unintended grass, moss or weeds.	Remove.	3

Signage - Ownership

Innate risk score: 2

Description	Tasks	Risk score
Cap missing.	Replace.	5

Gates

Innate risk score: 4

Description	Tasks	Risk score

No Findings

Pathways - Internal

Innate risk score: 4

Description	Tasks	Risk score

No Findings

Fencing - Bow-Top

Innate risk score: 3

Description	Tasks	Risk score

No Findings

Seating

Innate risk score: 3

Description	Tasks	Risk score
No Findings		

Primary Items Summary – FULL DETAILS BELOW with Photographs

Carousel

Innate risk score: 6

Description	Tasks	Risk score
Finger entrapment.	Eliminate the entrapment.	9

Swing - Basket

Innate risk score: 8

Description	Tasks	Risk score
There are natural splits / shakes in the timbers.	DO NOT fill shakes. Monitor and sand back any splintered edges as required.	6

Climber

Innate risk score: 6

Description	Tasks	Risk score
There are natural splits / shakes in the timbers.	DO NOT fill shakes. Monitor and sand back any splintered edges as required.	6

Agility - Clatter Bridge

Innate risk score: 4

Description	Tasks	Risk score
A crushing or shearing point is present between moving and/or stationary parts.	Adjust or modify to remove the defect.	6

Agility - Balance Trail - 3 Elements

Innate risk score: 6

Description	Tasks	Risk score
There are natural splits / shakes in the timbers.	DO NOT fill shakes. Monitor and sand back any splintered edges as required.	6

Rocker - Seesaw

Innate risk score: 6

Description	Tasks	Risk score
Fixtures loose or missing.	Tighten.	4

Swing - Mixed - 1 Bay 1 Toddler 1 Junior Seat

Innate risk score: 6

Description	Tasks	Risk score
There is wear to the surfacing due to foot drag.	Raise seats up to approximately 500 mm to the bottom of the seat. This will help with the dragging of feet on the ground/surfacing.	6

The covers should be removed from the fitting at the top of the chain annually and the shackle bolt should be checked for wear. Check the security of the fittings too.	Replace at 70% of original diameter (30% wear). Check the security of the fittings.	4

Multiplay - Slide Climber

Innate risk score: 6

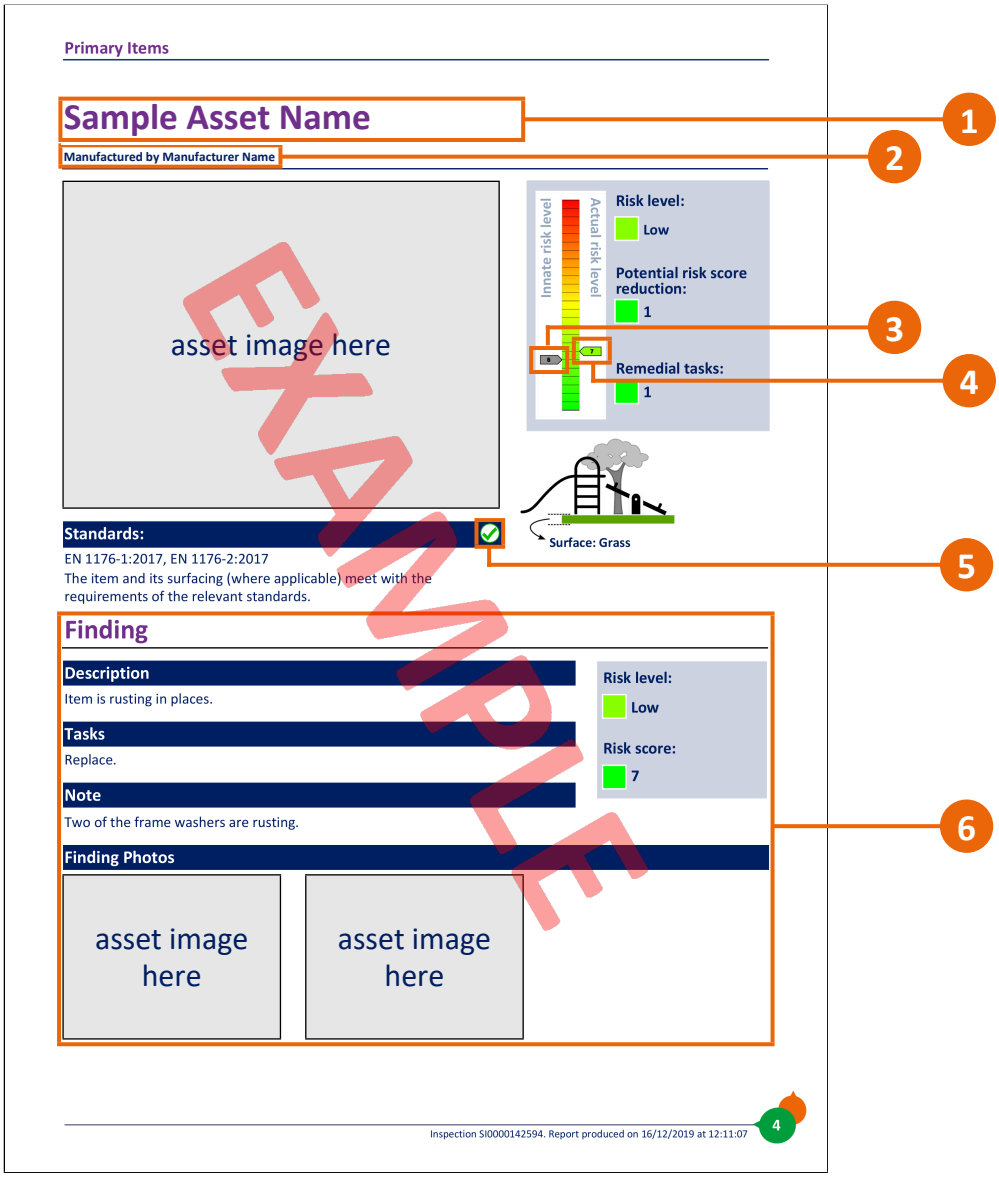
Description	Tasks	Risk score
There are natural splits / shakes in the timbers.	DO NOT fill shakes. Monitor and sand back any splintered edges as required.	6
Fixtures loose or missing.	Tighten.	4
Where the curly climber reaches the ground there is the potential for entrapment. At least two incidents are known to have occurred between 2015 and 2019 which required children to be cut free.	Refer to the manufacturer for comment and confirmation of the safety of this item.	

How to read your report

The assets on site are categorised as **Ancillary Items** or **Play Items**, and listed under those headings.

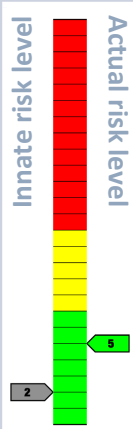
Each item is listed in the style shown in the image below, which contains labels to aid interpretation as follows:

1) The name of the asset
2) The manufacturer of the asset, if known,
3) The innate or default risk score of the asset, assuming it has no faults and complies with standards,
4) The actual risk score of the asset at the time of inspection, being the highest of the finding risks or the innate risk,
5) A statement about whether the item complies with the appropriate standards, including the names of those standards,
6) Details about findings, if any, including what is wrong (Description), what to do about it (Tasks), notes to aid understanding (Notes), and photograph(s) of the issue.



Signage - Ownership





Risk level: Low

Potential risk score reduction: 3

Remedial tasks: 1

Maintenance Finding

Description

Cap missing.

Tasks

Replace.

Note

Post cap missing.

Risk level: Low

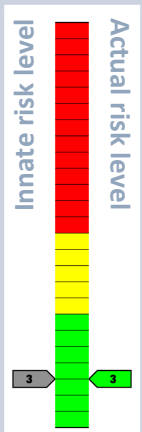
Risk score: 5

Finding Photos



Fencing - Bow-Top





Risk level:

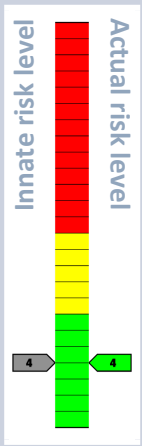
Very low

Risk score as low as possible

No remedial tasks

Gates





Risk level:

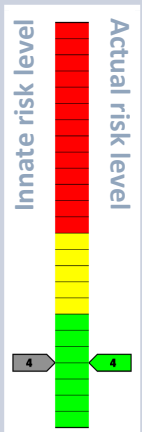
Low

Risk score as low as possible

No remedial tasks

Pathways - Internal





Risk level:

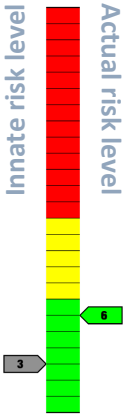
Low

Risk score as low as possible

No remedial tasks

Litter Bins





Risk level:
Low

Potential risk score reduction:
3

Remedial tasks:
1

Maintenance Finding

Description

RoSPA recommends that litter bins should not be closer than 2 m from seats and gates (max of 3 m recommended). If they are too far away they may not be used. If they are too close this may cause nuisance from wasps.

Tasks

Move the bin or seat as appropriate.

Risk level:
Low

Risk score:
6

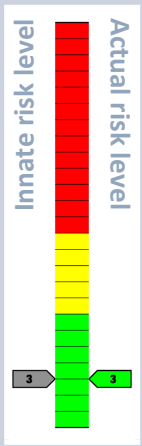
Finding Photos



Seating







Risk level:

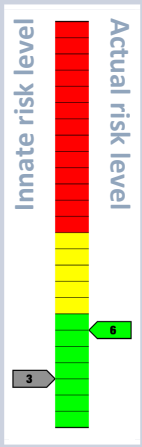
Very low

Risk score as low as possible

No remedial tasks

General Surface - Bonded Rubber Mulch & Wet Pour





Risk level:
Low

Potential risk score reduction:
3

Remedial tasks:
2

Maintenance Finding

Description

The surface is crumbling.

Tasks

Read the notes for further action.

Note

Monitor for any deterioration and sweep off all loose particles.

Risk level:
Low

Risk score:
6

Finding Photos



Maintenance Finding

Description

Surface has unintended grass, moss or weeds.

Tasks

Remove.

Risk level:

Very low

Risk score:

3

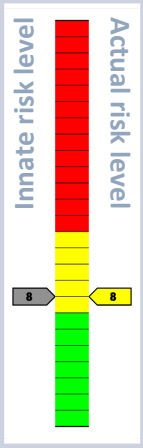
Finding Photos



Swing - Basket

Manufactured by Kompan Ltd





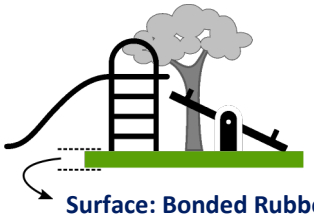
Risk level:

Medium

Risk score as low as possible

Remedial tasks:

1



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023, EN 1176-2:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

DO NOT fill shakes. Monitor and sand back any splintered edges as required.

Note

Shakes have been filled with a hard compound which is not recommended, as the timber will shrink and expand which will allow the compound to fall out creating a sharp edge. Remove.

Risk level:

Low

Risk score:

6

Finding Photos

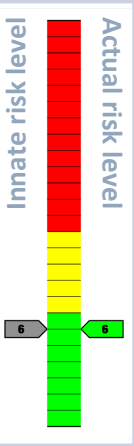




Climber

Manufactured by Kompan Ltd





Risk level:

Low

Risk score as low as possible

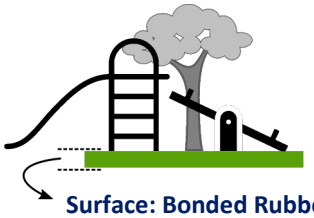
Remedial tasks:

1

Standards:

EN 1176-1:2017+A1:2023

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.



Surface: Bonded Rubber Mulch & Wetpour

Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

DO NOT fill shakes. Monitor and sand back any splintered edges as required.

Risk level:

Low

Risk score:

6

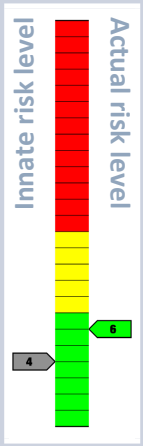
Finding Photos



Agility - Clatter Bridge

Manufactured by Kompan Ltd





Risk level:

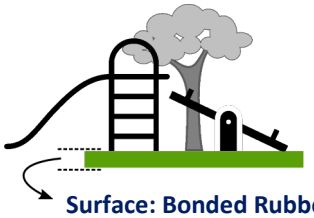
Low

Potential risk score reduction:

2

Remedial tasks:

1



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023

The surfacing meets with the requirements of the relevant standards. The item is not compliant with the requirements of the relevant standards for the following reasons:

Equipment Standard Compliance Findings
1. A crushing or shearing point is present between moving and/or stationary parts.

There are no maintenance findings for this item.

Standard Compliance Finding

Description

A crushing or shearing point is present between moving and/or stationary parts.

Risk level:

Low

Risk score:

6

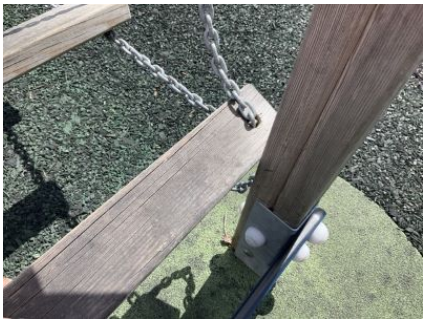
Tasks

Adjust or modify to remove the defect.

Note

End bridge slats contact with the posts.

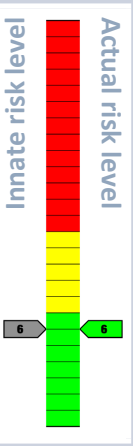
Finding Photos



Agility - Balance Trail - 3 Elements

Manufactured by Kompan Ltd





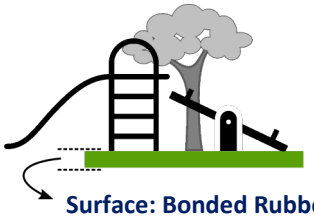
Risk level:

Low

Risk score as low as possible

Remedial tasks:

1



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

DO NOT fill shakes. Monitor and sand back any splintered edges as required.

Risk level:

Low

Risk score:

6

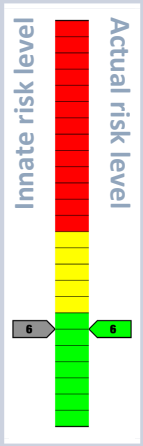
Finding Photos



Rocker - Seesaw

Manufactured by Kompan Ltd





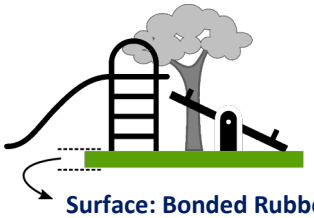
Risk level:

Low

Risk score as low as possible

Remedial tasks:

1



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023, EN 1176-6:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

Fixtures loose or missing.

Tasks

Tighten.

Note

Seat is slightly loose. Tighten fitting screws.

Risk level:

Low

Risk score:

4

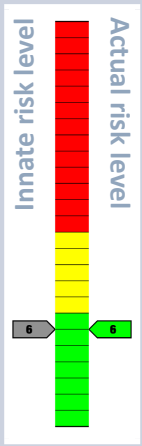
Finding Photos



Swing - Mixed - 1 Bay 1 Toddler 1 Junior Seat

Manufactured by Kompan Ltd





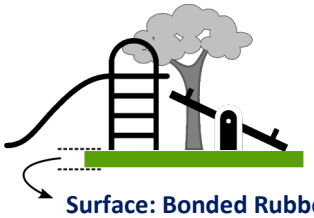
Risk level:

Low

Risk score as low as possible

Remedial tasks:

2



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023, EN 1176-2:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

There is wear to the surfacing due to foot drag.

Tasks

Raise seats up to approximately 500 mm to the bottom of the seat. This will help with the dragging of feet on the ground/surfacing.

Note

Surfaces wearing underneath the junior seat. Raise.

Risk level:
Low

Risk score:
6

Finding Photos





Maintenance Finding

Description

The covers should be removed from the fitting at the top of the chain annually and the shackle bolt should be checked for wear. Check the security of the fittings too.

Tasks

Replace at 70% of original diameter (30% wear). Check the security of the fittings.

Risk level:
Low

Risk score:
4

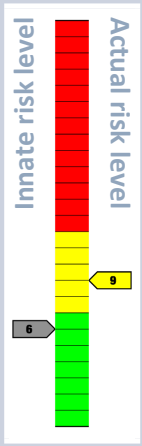
Finding Photos



Carousel

Manufactured by Kompan Ltd





Risk level:

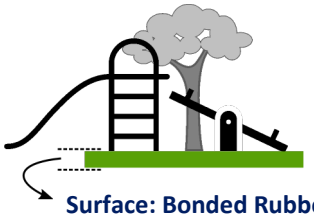
Medium

Potential risk score reduction:

3

Remedial tasks:

1



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023, EN 1176-5:2019

The surfacing meets with the requirements of the relevant standards. The item is not compliant with the requirements of the relevant standards for the following reasons:

Equipment Standard Compliance Findings
1. Finger entrapment.

There are no maintenance findings for this item.

Standard Compliance Finding

Description

Finger entrapment.

Risk level:

Medium

Risk score:

9

Tasks

Eliminate the entrapment.

Note

Between the platform slats.

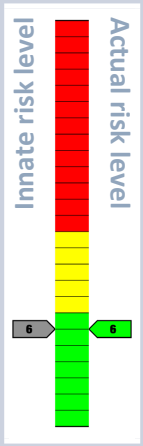
Finding Photos



Multiplay - Slide Climber

Manufactured by Kompan Ltd





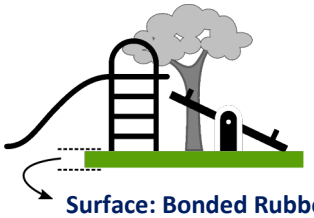
Risk level:

Low

Risk score as low as possible

Remedial tasks:

3



Surface: Bonded Rubber Mulch & Wetpour

Standards:

EN 1176-1:2017+A1:2023, EN 1176-3:2017

The item and its surfacing (where applicable) meet with the requirements of the relevant standards.

Maintenance Finding

Description

There are natural splits / shakes in the timbers.

Tasks

DO NOT fill shakes. Monitor and sand back any splintered edges as required.

Note

Shakes have been filled with a hard compound which is not recommended, as the timber will shrink and expand which will allow the compound to fall out creating a sharp edge. Remove.

Risk level:
Low

Risk score:
6

Finding Photos



Maintenance Finding

Description

Fixtures loose or missing.

Tasks

Tighten.

Note

Slight movement in the net climber connectors.

Risk level:
Low

Risk score:
4

Finding Photos



Maintenance Finding

Description

Where the curly climber reaches the ground there is the potential for entrapment. At least two incidents are known to have occurred between 2015 and 2019 which required children to be cut free.

Risk level:

See finding details

Tasks

Refer to the manufacturer for comment and confirmation of the safety of this item.

Finding Photos



General Notes

The risk scores are calculated by plotting the likelihood of harm against the severity of the injury sustained. The likelihood is given a score of 1 to 5, and the severity is given a score of 1 to 5. In doing this a matrix is produced which gives a numerical assessment of the risk on a score of 1 to 25, and a judgement is made as to which risks are low, which are medium and which are high. Risk scores may be adjusted in the light of experience and therefore may not be exactly as per the table. For example, a score of 7 may be noted.

Risks are calculated in this way:

1. An assessment of the likelihood of harm taking place is made using the numbers 1 to 5, by following these descriptions:
    a. 1 = Rare
    b. 2 = Unlikely
    c. 3 = Moderate
    d. 4 = Likely
    e. 5 = Certain
2. An assessment of the severity of the injury sustained is made using the numbers 1 to 5, by following these descriptions:
    a. 1 = Insignificant
    b. 2 = Minor
    c. 3 = Moderate
    d. 4 = Major
    e. 5 = Catastrophic
3. The two numbers are multiplied to give a risk score on a scale of 1 to 25.
4. Scores of 1 to 7 inclusive are considered to be low risk and are considered to be tolerable where this is the innate risk of the item, but where remedial works are identified these should be undertaken,
5. Scores of 8 to 12 are considered to be medium risk and some control measures may be identified to reduce the risks to low, tolerable levels,
6. Score of 13 and above are considered to be high risk and urgent action is considered to be necessary to reduce the risks to tolerable levels.

General Notes

It is important to note that where an outcome is catastrophic, but for which the likelihood is rare this will present a score of 1 x 5 = 5 = low risk. Similarly, a certain event for which the consequence is insignificant will present a score of 5 x 1 = 5 = low risk. It is important to consider likelihood and consequence, and not just one of the factors in isolation.

The multiplication of the factors into a risk matrix is given here in Table 1, with a judgement made as to risk scoring indicated by colour.

Green = LOW risk, Amber = MEDIUM risk, Red = HIGH risk.

Table 1 – Risk Score Matrix

		Severity				
Likelihood		1 Insignifi-cant	2 Minor	3 Moderate	4 Major	5 Catastro-phic
	1 = Rare	1 LOW	2 LOW	3 LOW	4 LOW	5 LOW
	2 = Unlikely	2 LOW	4 LOW	6 LOW	8 MEDIUM	10 MEDIUM
	3 = Moderate	3 LOW	6 LOW	9 MEDIUM	12 MEDIUM	15 HIGH
	4 = Likely	4 LOW	8 MEDIUM	12 MEDIUM	16 HIGH	20 HIGH
	5 = Certain	5 LOW	10 MEDIUM	15 HIGH	20 HIGH	25 HIGH

General Notes

Inspection Scope
The inspections are undertaken using the RPII's inspection scope.

Compliance with Standards
Inspections are undertaken with reference to the appropriate standards, which are listed next to each item. Compliance with these standards is not mandatory in law, but it is useful to know whether items comply or not. If we think a change is needed, then this is noted in our report. Non-compliance does not necessarily mean that a change is needed. Where a standard is undated the current version is applied, unless overlap periods are allowed by the standards committee at the time of update. The information provided herein is to assist the owner/operator to fulfil its responsibilities as detailed in the relevant standards. Other standards referenced within the listed standards do not form part of this inspection, unless they are also explicitly listed here.

The listed standards are relevant to all installations of equipment which are publicly accessible, including public parks, pay to play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks and the like. All equipment used in publicly accessible areas should meet with the requirements of the relevant listed standard.

Additionally, EN 1176-7 provides guidance on installation, inspection, maintenance and operation to owners/operators of equipment and ancillary items. In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in EN 1176-7. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore the EN 1176-7 contains no requirement in the UK and needs to be read and implemented as guidance, with the use of the terms 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic equipment falls outside the scope of standards for publicly accessible spaces. Domestic play equipment has its own standard (BS EN 71 – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report, but compliance may be assessed to the applicable standard relating to publicly accessible equipment.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to EN 1176. We have not assessed these against the requirements of EN 17232 (Water play equipment and features).

Compliance with standards is not always a clear-cut thing. Some interpretation can be needed, and our interpretation may differ from the interpretation of others. In some cases, we may decide not to note non-compliance in cases where we think it may mislead or be unhelpful so to do.

General Notes

What We Inspect

Annual and Post Installation inspections will take into consideration compliance with current standards and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to 3.0 metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts), structural integrity, wear and vandalism. Routine visual inspections (if undertaken) relate only to the most obvious defects such as broken or missing parts, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).
The inspection is non-dismantling, non-destructive and does not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment. Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document to ensure as far as is reasonably practicable the continued safe use of the items concerned. The owner/operator is responsible for the overall safety of the equipment and area. Inspectors who are trained to use ladders may use them where it is safe to do so, but if members of the public are present on site ladders may not be used to access the equipment.

What We Don't Inspect

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:
Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of impact absorbing properties of any surfaces. The identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection or the inspection of any equipment (or part thereof) that is underground or beneath the playing surface. Tightening any bolts, hinges or other fixing devices on any apparatus or equipment. Assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment. Assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming).

General Notes

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.
We have inspected without dismantling or destruction and so some aspects of the relevant standards may not be testable on site.
The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity and this inspection shall be considered as contributing to the operator's discharge of this responsibility.

Exposure to Risk
Exposure to acceptable levels of risk and challenge is essential to children's development and allows them to exercise their right to play. Therefore, it can be judged that levels of risk above low risk can be acceptable. The risk scores shown allow the operator to make a judgement after first considering the benefit of the activity to which the risk score relates.

Ownership
There may be cases where we report issues that are not the site owner's responsibility. It is not necessarily possible for us to determine who owns what, and in any case we need to bring all risks to your attention if they can affect the safety of the site's users.
Contemporaneous Findings
Our report shows the findings at the time of inspection. Subsequent events may affect the condition of the site. Suggested remedial actions are based upon our knowledge and experience. The owner/operator should seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

Timber
Where timbers are set into the ground it is not always possible to determine levels of decay. The owner/operator should ensure it conducts appropriate inspections to identify decay before it becomes a problem.
We can undertake more in-depth testing of your playground timbers using resistance penetration.
Timber is known to decay from the inside out. This makes it very important that you ensure proper testing and inspection is undertaken of your playground timbers, especially where defects may be hidden inside the structures. Testing using resistance penetration can help to identify defects before they become outwardly apparent, but can also confirm the condition of good timbers to prevent premature replacement with its associated costs.
The testing is undertaken using a specialist machine, which uses electronically controlled drill resistance measurement. The drill is fine enough that it does not cause permanent damage to reduce the lifespan of the equipment.
Please contact us for pricing and further information.

Planting and Trees
Where planting or trees are mentioned in our report, please be advised that we do not undertake any arboricultural, horticultural or toxicological assessment of suitability or condition. You must ensure you undertake suitable inspections from an appropriate expert.

General Notes

How This Inspection Contributes to Your Annual Main Inspection

The owner/operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facility. The inspection guidance is listed in Table 1, with an indication of which parts will be included in your RoSPA inspection [the items in the first column are the items which comprise an "Annual Main Inspection", the second column shows which elements form part of a RoSPA inspection, items with a cross are not included, some items may have limitations as shown in the notes to the Table 1). The standards also contain additional parts which the owner/operator should follow.

Table 1

Inspection Recommendations of relevant standards These form the Annual Main Inspection	**Included in RoSPA Inspection?**
6.1 d) Overall levels of safety of equipment (see note 1)	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓ [1]
6.2 d) Overall levels of safety of playing surfaces (see note 2)	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓ [3]
6.1 d) Effects of weather	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓
6.2 c) Presence of rot or corrosion (see note 2)	✓ [2]
6.2 c) Assessment of repairs made/added or replaced components (see note 5)	✗
N.B. The clause numbers above are taken from BS EN 1176-7:2020. The content is equally applicable to all other relevant standards. Playgrounds contains a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as details in the relevant standard. Notes [1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested for with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment. We therefore cannot be held responsible for the presence of such decay. [2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on annual inspections. We can conduct impact testing for additional fees. [3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment [4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance [5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.	

Appendix c

EN 1176 Notes – Summary of Requirements

PROTECTION AGAINST INJURIES IN THE FREE SPACE
* No obstacles in the minimum space (other than structures to assist or safeguard the user)
* Traffic flows should not go through the minimum space

PROTECTION AGAINST INJURIES IN THE FALLING SPACE
* Free height of fall should not exceed 3m * No obstacles in the falling space * Platforms with fall heights of more than 1m between them require surfacing

PROTECTION AGAINST INJURIES DUE TO OTHER TYPES OF MOVEMENT
* No unexpected obstacles

SURFACING SAFETY REQUIREMENTS
* Surfacing should have no sharp edges or protrusions * Loose fills should be 100mm more than the depth required to meet the HIC reading (usually total 300mm up to 2m, and 400mm up to 3m) * Hard surfaces should only be used outside where children fall * Testable Impact absorbing surfaces if falls over 600mm are possible. Good turf may be used up to 1.5m

DESIGN AND MANUFACTURE
* The equipment must be suitable for the user and risks should be identifiable by the child * Accessibility: adults must be able to gain access to help children * Grip requirements: permitted diameter 16 - 45mm (e.g. overhead bars) * Grasp requirements: maximum diameter 60mm (e.g. handrails on steps)
* Requirements for easily accessible equipment

FINISHING
* Timber species and synthetics should be splinter resistant * No protrusions or sharp-edged components * Bolts should not protrude by more than 8mm * Corners, edges or projecting parts over 8mm should have a 3mm radius. * No hard and sharp-edged parts (e.g. razor blade effect caused by sheet steel) * No crushing or shearing points
* Connections should not come loose by themselves and should resist removal. * Timber connections should not rely solely on screws or nails. * Leaking lubricants should not stain or impair the safety of the equipment

FIBRE ROPES
* Conform to EN 701 or 919 or have a material and load certificate
* Ropes used by hands shall have a soft, non-slip covering

WIRE ROPES
* Non-rotating and corrosion resistant with no splayed wires outside the ferrule * Wire connector clip threads should protrude less than 8mm * Turnbuckles should be enclosed, have a loop at each end and be secured

CHAINS
* Maximum opening of individual links: 8.6mm in any one direction.
* Connecting links between chains must be less than 8.6mm or over 12mm

SWINGING SUSPENDED ROPES
* Not combined with swings in the same bay * Less than 2m long: over 600mm from static parts; over 900mm from swinging parts * 2m - 4m long: over 1000mm from anything * Diameter: 25 - 45mm

CLIMBING ROPES
* Anchored at both ends and movement less than 20% of rope length
* Single climbing rope diameter: 18 - 45mm (nets comply with Grip requirements)

ENTRAPMENTS
* Entrapment: a place from which children cannot extricate themselves unaided There are six probes: the Torso Probe, the Large Head Probe, The Small Head probe, the Wedge Probe and the two Finger Rods. There is a toggle test to reduce the dangers of clothing toggles being caught on slides, fireman's poles and roofs, and a ring gauge to test for rocker hand/foot rest protrusions.

BRIDGES
* The space between the flexible bridge and rigid sides should be not less than 230mm

ENTRAPMENT OF FEET AND LEGS
* Inclined planes (not suspension bridges) less than 38° should have no gaps over 30mm
* There are no requirements for suspension bridge gaps other than the main entrapment requirements

FINGER ENTRAPMENTS
These occur in: 1. gaps where child's movement may cause a finger to become stuck; 2. open-ended tubes; 3. moving gaps
* Tube ends should be securely enclosed and removable only with tools
* Moving gaps should not close to less than 12mm

BARRIERS AND GUARD-RAILS
* Handrail: a rail to help the child balance * Guard-rail: a rail to prevent children falling * Barrier: a guard-rail with non-climbable in-fill

HAND-RAILS
* Where required they should be between 600 and 850mm above the standing surface

EASILY ACCESSIBLE EQUIPMENT
* Platforms over 600mm require a barrier with a minimum height of 700mm high + impact absorbing surfacing

NOT EASILY ACCESSIBLE EQUIPMENT
* Platforms up to 1000mm: No barriers or guard-rails required + impact absorbing surface over * Platforms 1000-2000mm: 600 - 850mm high guard-rail + impact absorbing surfacing * Platforms 2000-3000mm: 700mm high barrier + impact absorbing surfacing * No bars, infills or steps which can be used as steps. Tops should discourage standing or sitting

MEANS OF ACCESS
All means of access should have no entrapments; be securely fixed; be level to ± 3°(ramps across width) and have a constant angle. It does not refer to agility equipment used as an access i.e. arched climbers, scramble nets. There are specific measurements for ladders, stairs and ramps.

Appendix c

EN 1176 Notes – Summary of Requirements

SWINGS
REQUIREMENTS
* No all-rigid suspension members (i.e. solid bar top to bottom) * Design should be principally for use by seated children (RoSPA interpretation) * Two seats per bay maximum. * Some types of swings have slightly different requirements. Information should be obtained from the supplier * Single points swing chains should not twist round each other * Single point swings require a secondary bearing support mechanism * Group seats must have their own bay.
DIMENSIONS
* Minimum ground clearance at rest: 350mm (400mm for group seats) * No maximum seat surface height but RoSPA recommends a max. height of 635mm for cradles and flat seats * Distance between seat and frame: 20% of swing suspension + 200mm * Distance between seats: 20% of the swing suspension + 300mm * Pivot splay (separation distance) at crossbar: width between seat fixings plus 5% of swing suspension length (+30% for group and Type 4 seats)
SITING
* Swing sets for young children should be separated from those for older children and sited to avoid cross traffic
SURFACING REQUIREMENTS
Forward and Back
* Different areas for synthetic and loose-fill surfaces in a box or pit. Measurements each way are: 1. synthetic: 0.867 x length of suspension member + 1.75m + 0.5m of obstacle-clear space 2. loose-fill: 0.867 x length of suspension member + 2.25m
Side width
* Seat width no greater than 500mm: 1.75m minimum (i.e. .875mm each way from seat centre)
* Areas for two seats in one bay may overlap providing the distance between seats is correct
Single point swings
* Circular area with a radius equal to the Forward and Backward figure for other swings

SLIDES
SAFETY REQUIREMENTS
* Free-standing slides: the max. vertical height which a stairway can reach without a change of direction is 2.5m. * Starting section at the top of each chute: length 350mm minimum, zero to 5° downwards at the centre line.
N.B. This can be the platform if the slide is attached to it * If the starting section is over 400mm long, platform requirements apply * From a platform, the gap to the slide is the same width as the slide * Attachment slides over 1m free fall height should have starting section barriers 500mm min. high at one point * Attachment slides over 1m FFH should have a guard-rail across the entrance at a ht. of between 700-900mm
Sliding sections
* Maximum angle: 60° at any one point and an average of 40° * The width of open and straight slides over 1500mm long should be less than 700mm or greater than 950mm * Spiral or curved slides should have a width less than 700mm
RUN -OUTS
* Run-outs of at least 300mm are required if the sliding section is under 1.5m long. * Additional requirements are required for different types of slides * Average angle of run-outs: type 1 = 10°, type 2 = 5° (both downwards) * Height of run-out: Less than 1.5m sliding length: max. 200mm. Greater than 1.5m sliding length: max. 350mm * Users should come to a stop on the run-out section (type 2 only)
* Chutes should have a side height related to the fall height: 1.2m: 100mm minimum : 1.2m - 2.5m: 150mm minimum : Over 2.5m: 500mm minimum
* Maximum side angle from slide bed: 30° * Tops of sides should be rounded or radiused to at least 3mm * Tunnel slides should be a minimum 750mm high and 750mm wide * Tunnels should start on or at the end of the starting section and be continuous over the sliding section only

SURFACING REQUIREMENTS
Normal distances except for the run-out which should be: * type 1: 1m each side and 2m beyond (or just 1.5m beyond for short slides) * type 2: 1m each side and 1m beyond

CABLE RUNWAYS
SAFETY REQUIREMENTS
* Stop at end should progressively slow down the traveller * Traveller should not be removable except with tools * No access to internal mechanism * Suspension mechanism: flexible, exclude risk of strangulation or be at least 2m above the ground in the middle * Where children hang by the hands, the grip should not be enclosed (i.e. a loop)
* Climbing should be discouraged onto the grip * Children should be able to get off the seat at any time (i.e. no loops or straps) * Maximum loaded (69.5kg) speed is 7m per second * If two cables are placed parallel the min. distance between them is 2m
IMPACT AREAS
* 2m either side of main cable

ROTATING ITEMS
NOTE: Rotating items under 500mm diameter are excluded from these requirements
SAFETY REQUIREMENTS
* Maximum free height of fall: 1000mm (For overhead items: 1500 - 3000mm) * Max. speed at periphery under reasonable use: 5m per second. As no method is given, this cannot be tested * Hand grips should be between 16 - 45mm
SPECIFIC REQUIREMENTS
There are specific requirements for different types of roundabout. The two most common ones are:
Platform roundabouts:
* Platforms should be circular and enclosed * All parts should revolve in the same direction * No super-structure over the edge of the platform * Mechanism should be enclosed * Height between underside and ground 60 – 110mm for 300mm inwards

EN 1176 Notes – Summary of Requirements

Giant revolving discs
* Clearance of underside at lowest point: 300mm in loose-fill, 400 mm for synthetic * Max. platform height: 1m * Free space: 3m * Upper surface should be continuous, smooth and with no handles or grips * Underside should be continuous, smooth and without any radial variations (i.e. spokes) or indentations

MINIMUM SPACE
* Free space: Horizontal: 2m all round * Vertical head clearance from platform: sitting 1.5m ; standing 1.8m * Small rotating items under 500mm diameter are excluded,

SURFACING REQUIREMENTS
* There are no special extra requirements for surfacing areas * Surfaces should be continuous underneath and level

ROCKING ITEMS

DEFINITIONS
* Rocking equipment which can be moved by the user and is supported from below
* Damping: any movement restricting device. (N.B. Springs are treated as self-damping)

SAFETY REQUIREMENTS
* Throughout the range of movement gaps in all accessible joints should be under 12mm * Progressive restraint at extremity of movement is required * Foot rests should be provided where the ground clearance is less than 230mm * Hand grips should be provided for each seat or standing position
* Foot rests and hand grips should be firmly fixed and non-rotating * Hand grip diameter: 16 - 45mm (for toddler items: 30mm maximum) * Right -angled corners on moving equipment should be 20mm radius min. (e.g. a bird's beak)

MINIMUM SPACE
* 1000mm between items at maximum movement.

SURFACING REQUIREMENTS
* Minimum 1000 mm for springers, except if standing is allowed in which case 1500 mm * 1500 mm minimum for type 1.

INSTALLATION, INSPECTION, MAINTENANCE AND OPERATION

SAFETY
* Appropriate safety systems must be established by the operator * No access should be allowed to unsafe equipment or areas * Records should be kept by the playground operator * Effectiveness of safety measures should be assessed annually * Signs should be provided giving owner details and emergency service contact points * Entrances for emergency services should be freely accessible
* Information on accidents should be kept
* Staff and users should be safe during maintenance operations

INSPECTION
* Manufacturers will recommend the inspection frequency although some sites may need a daily check

Frequency

Routine visual inspections: identification of hazards from vandalism, use or weather conditions (RoSPA recommends a recorded daily or weekly inspection) Operational inspection: every 1 -3 months or as recommended. Checks operation, stability, wear etc. Annual main inspection: checks long-term levels of safety
* An inspection schedule should be prepared for each playground, listing components and methods
* Appropriate action should be taken if defects are noted

ROUTINE MAINTENANCE
* Basic routine maintenance details should be supplied by the manufacturer

CORRECTIVE MAINTENANCE
* This covers remedial work and repairs as required * Alterations should only be carried out after consultation & agreement with the supplier or a competent person

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