

TETBURY TOWN COUNCIL

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Open Spaces in Tetbury

An explanation of their management

Policy Document by Tetbury Town Council



September 2014

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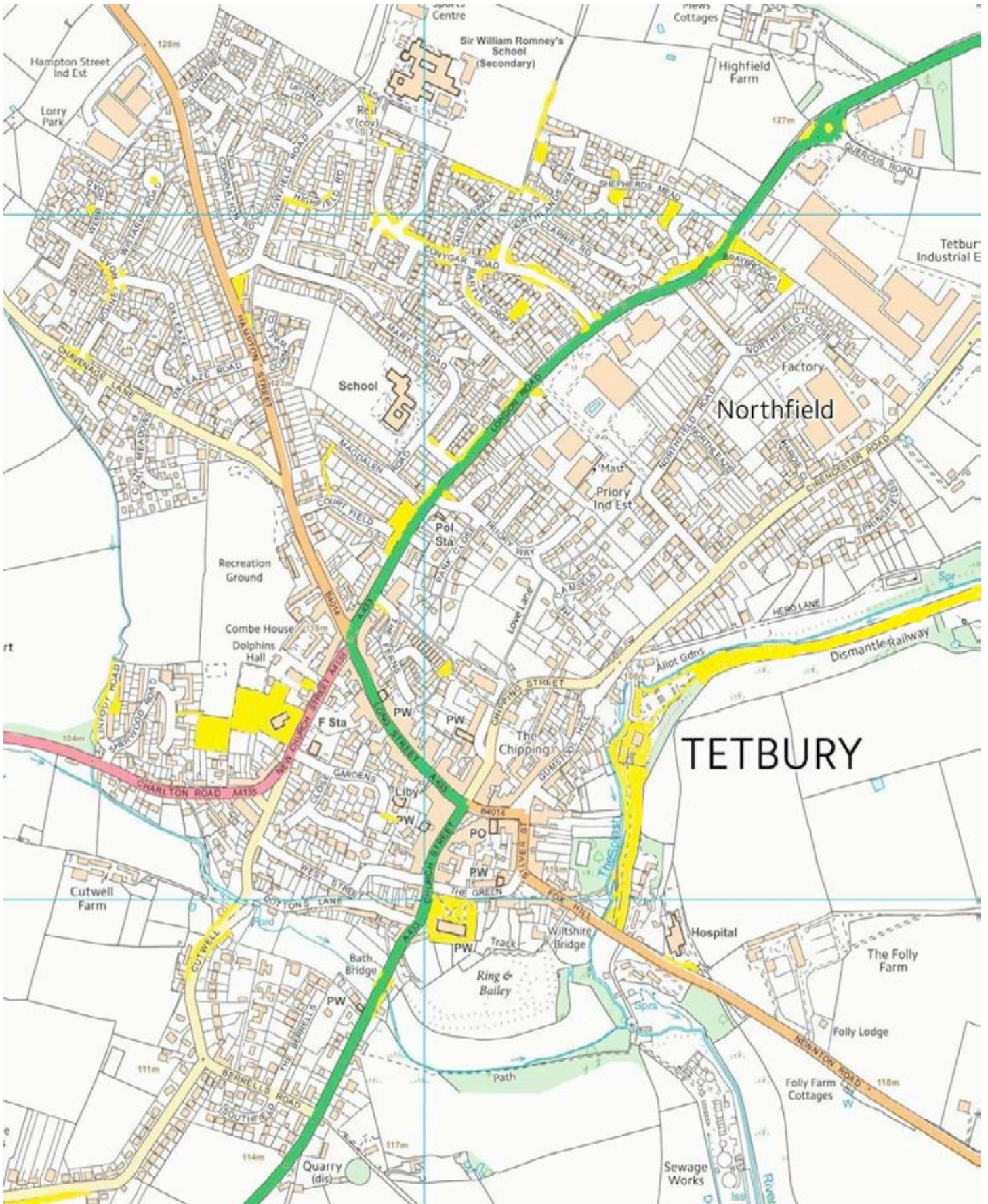
Introduction

Tetbury has evolved over many years of history and the management of its green spaces is complicated due to various different owners being involved and each having different aims and limitations. This document aims to explain who owns what, who manages what, and what the intentions are for each site. This document will change every couple of years as aims and objectives alter and ownership & funding may also change. The main players in terms of ownership/management of the town's open spaces are:

- Tetbury Town Council
- The Feoffees
- Bromford Housing Association
- Cotswold District Council
- Gloucestershire County Council
- Private ownership & volunteer groups

The areas coloured yellow on the map following on page 4 shows the areas currently worked on by grounds staff of Tetbury Town Council. It is the intention of the Town Council to continue to cut, trim and mow as much as possible for the benefit of residents and visitors whilst not increasing the overall grounds maintenance budget significantly. Indeed we are always attempting to identify ways to achieve increased production and efficiency whilst improving output, at lower cost to the taxpayer. Apart from the Dolphins Hall Recreation Ground which is just to the west side of the centre of Town, there are very few green open spaces and every effort must be targeted at preserving and enhancing those that do exist.

MAP of TETBURY



AREAS

1. **Churchyards**

Tetbury Town Council (TTC) maintains the grassed areas and the safety aspects of the churchyards of St Mary's and St Saviour's. This involves cutting the grass and strimming areas around the edges of the graves and burial ground, looking after the trees and any shrubs, ensuring that the gravestones are safe, and ensuring the safety of the stone walls surrounding the churchyard. The paved areas also fall into this safety category. The responsibility does not cover the church buildings themselves. St Marys is closed to burials however the new part of St Saviours is in use and the Town Council is also the Burial Authority in this respect. The groundwork functions relating to burials are all undertaken by the relevant undertakers, although the re-levelling of graves over time is carried out by Town Council ground staff. There is possibly one and a half years worth of supply left at this burial ground and new land for burials is being desperately sought. The Flowerbeds at St Marys are maintained by Tetbury in Bloom.



2. **Allotments**

Obtained as part of a developer agreement for the new houses off Hampton Street, the 24 allotments at Cornwall Close are managed by the New Picket Harp Allotments Association under a lease arrangement with Tetbury Town Council. There is a waiting list for these allotments and land for new allotments is being desperately sought.



3. **Play areas & parkland** All play areas are inspected monthly for any damage by the Administrator and accompanied by a Councillor.

- a) Braybrook Close (off London Road)
- b) Suffolk Close (off Shepherds Mead)
- c) Webb Road (off Romney Road)
- d) Dolphins Recreation Ground (centre next to Dolphins Hall)
- e) Rail Lands Parkland (off Cirencester Road)



- a) *Braybrook* play area and the adjoining grassed bank is owned by Tetbury Town Council and was acquired as part of the adjacent housing development. It is a very small site with two swings and a springer on bark chips.

- b) *Suffolk Close* was established as part of a major housing development on the site in the 1990's. Largely grassed with a few shrubs it incorporates a double swing and a climbing frame/slide. There is space for another couple of items when funds allow. The area was repaired and spruced up/painted in 2011. In 2014 damaged rubber matting beneath the swing and slide was repaired by Tetbury Town Council ground-staff. Ownership was thought to be completed in the nineties, although now is being re-addressed. Tetbury Town Council has maintained this site since inception. At the January 2015 Heritage & Regeneration meeting, it was agreed that a new piece of equipment will be installed in this area shortly.



- c) *Webb Road* site is adjacent to social housing and is owned by Cotswold District Council and is leased until 2023 by Tetbury Town Council for zero cost, however all maintenance is done by TTC. Situated on grass & wet pour, two springers and a climbing frame for toddlers are on the site which is bordered by a tall wooden fence. A new replacement springer was purchased and installed in 2011 and a new replacement wobble board installed in 2014.



- d) *Dolphins Recreation ground*. A major investment of £65,000 produced new play equipment and also £70,000 has seen a new skatepark installed. A large grassed site encompassing a few acres of rugby, football & cricket pitches, play areas and a MUGA adjacent to a community hall, the site is managed by the Dolphins Hall Recreation Committee which is a separate charity. The Committee awards the grass cutting to a separate contractor and instructs the repair of items to its own part time caretaker.



- e) *Rail Lands Parkland* encompassing the old Brunel Goods Shed was purchased by Tetbury Town Council in 1997. The ownership stretches from Wiltshire Bridge past the Goods Shed & Car Park, along the old railway line, past the end of the adjacent allotments on the other side of the stream, which are owned by the Feoffees www.feoffeesoftetbury.co.uk as far the gated boundary. The Feoffees are also long term lessees of the next stretch which becomes Preston Park. Tetbury Rail Lands Regeneration Trust is discussing development of the rail bed as a cycle trail. The Goods Shed received major safety & structural & repair works by Tetbury Town Council. The car park area is leased at zero cost to Cotswold District Council who maintains the hard landscaping of the car park area including the lighting and barriers, but not the raised timber planters. Tetbury Town Council maintains all the soft landscaping of the car park area, and all the landscaping of the areas surrounding including picnic benches, trees, paths, hedging, fencing, etc. After having received some major improvements, this area will continue to be improved further by path definition & weeding, raising tree canopies, bank & shrubbery clearance, & re-staining of timberwork, etc.



4. **Flower Beds** – Many of the flower beds in Tetbury are maintained by the volunteer team ‘Tetbury in Bloom’ (TiB) www.tetburyinbloom.org.uk but are owned and grass managed by various parties.

- *London Road* – opposite Priory Inn, owned by Feoffees, flowers by TiB, grass cut by Feoffees, hedges cut by TTC



- *Anniversary Gardens* – off the Ferns, flowers by TiB, grass maintained by TTC, owned by CDC and leased at zero cost from 2009 to TTC
- *The Knapp* – above Cutwell, owned and grass cut by Feoffees, flowerbed by TiB
- *Diana Memorial Bed* – Silver Street, owned and grass cut by Feoffees, flowerbed by TiB
- *Roundabout London Rd/Quercus Rd* - strictly speaking in the neighbouring Parish of Tetbury Upton however grass maintained pro bono by TTC in partnership with TiB since it is the main entrance to the Town. Tetbury Upton Parish Council gives a yearly donation to TiB for the flowerbeds.
- *Dolphins Hall (DH) frontage* – grass managed by TTC under service level agreement between TTC & DH, flowers maintained by TiB.
- *West Street car park & WC's* – operated by CDC, flowers by TiB



5. Verges & Roadside

All verges are the responsibility of Gloucestershire Highways (Glos County Council) where the verge is adjacent to the Highway itself ie. the road side of a footpath. An agreement was reached a few years ago whereby TTC cuts twice a year a number of defined verges on behalf of Glos Highways for a sum of £660 per annum. TTC attempted to renegotiate this agreement in 2012 to reflect rising costs, however due to cutbacks and Glos Highway’s future intention to only cut verges once a year, and a second time only at busy junctions or danger spots, no renegotiation was possible. Although TTC are paid by Glos Highways for twice a year cuts, TTC Ground-staff are now able to maintain these areas on a 9 day rota weather permitting.

Conygar Rd	London Road	Longfurlong Lane
Bartley Croft	Romney Road	Priory Way
Cookspool	Wisteria road	Park Close
Clarrie Rd	Windsor Road	Cutwell
Northlands Way	Chavenage Lane	Bath Road
Talboys Walk	Newleaze	
Berkeley Way	Highfield Road	
Alexander Gardens	Malthouse Walk	

6. Other Open Spaces

Cookspool – a deep water overflow pond fenced by iron railings and stone wall on London Road opposite Northfields Road. Maintained for 20 years by TTC. TTC took over ownership from Bloor Homes in 2014. Major tree works were carried out in 2014 and 2015. Site part of original Bloor Homes -Shepherds Mead development.



Shepherds Mead 3 large open spaces - bordered by shrubs. Maintained for 20 years by TTC. In 2014 this area became registered as TTC land.



Bartley Croft - large grassed area at end of road, off Conygar Road, owned & maintained by TTC



Talboys Walk - long narrow grassed area adjacent school playing fields & footpath, owned & maintained by TTC. Some remedial hedging repair has been scheduled for the Spring of 2015.

Linfoot Road – various green areas from the original developer. In 2014 TTC took over ownership and tree works were carried out.



Housing Associations (mainly Bromford) manage their own varied open spaces adjacent to social housing properties. This includes housing in St Marys Road, The Retreat, Lowfield Road, Coronation Road, Grove Gardens, Highfield Road, Upton Gardens, Northfield Close, Combe House, Wisteria Road, Wheat Hill, Windsor Road, Romney Road,

The Feoffees have kindly indicated which land they own:
 Herd Lane Allotments & below Royal Oak
 The Knapp & banked verge below on Charlton Road
 Verges at Cutwell ford & along footpath
 The Chipping & opposite bank
 Preston Park

London Road gardens
 Millenium Green
 Market Hall
 Green at Fox Hill

Cut schedule

In 2013 a contractor was appointed to mow the large expanse of Rail Lands grassed areas in order that other town areas are given more attention by the existing ground-staff. The following is a guide as to which areas are cut and when. This can and does frequently change due to needs, weather patterns and availability of staff and/or equipment.

Areas done on a 9 day rolling basis	
Audi Roundabout	St Mary’s Churchyard
Braybrooke Close	Rail Lands
Shepherds Mead	Hampton Street & Lane
Suffolk Close Play Area & verges	Courtfield Lane
Conygar Estate	Linfoot Road
Bartley Croft	Webb Road Play Area
London Road	St Saviours Churchyard
Anniversary Gardens	Footpath Sherwood Rd to Graveyard
Cookspool	
Areas done on a monthly rolling basis	
Out of Town signs	Path to the Hospital
Love Lane	Black Horse Lane
Close Garden Lane at library	Dolphins Hall frontage

Emphasis for 2015

Importance is placed on maintaining a sustainable green environment for both inhabitants of and visitors to Tetbury. Therefore this document and its emphasis will be constantly under review.

The main area of the Rail Lands has been cut by a Contractor using a large ride-on mower at a much cheaper cost than the Town Council could undertake. The ground-staff, undertake extra works as part of their ordinary roles. Extra areas to be worked on will include:

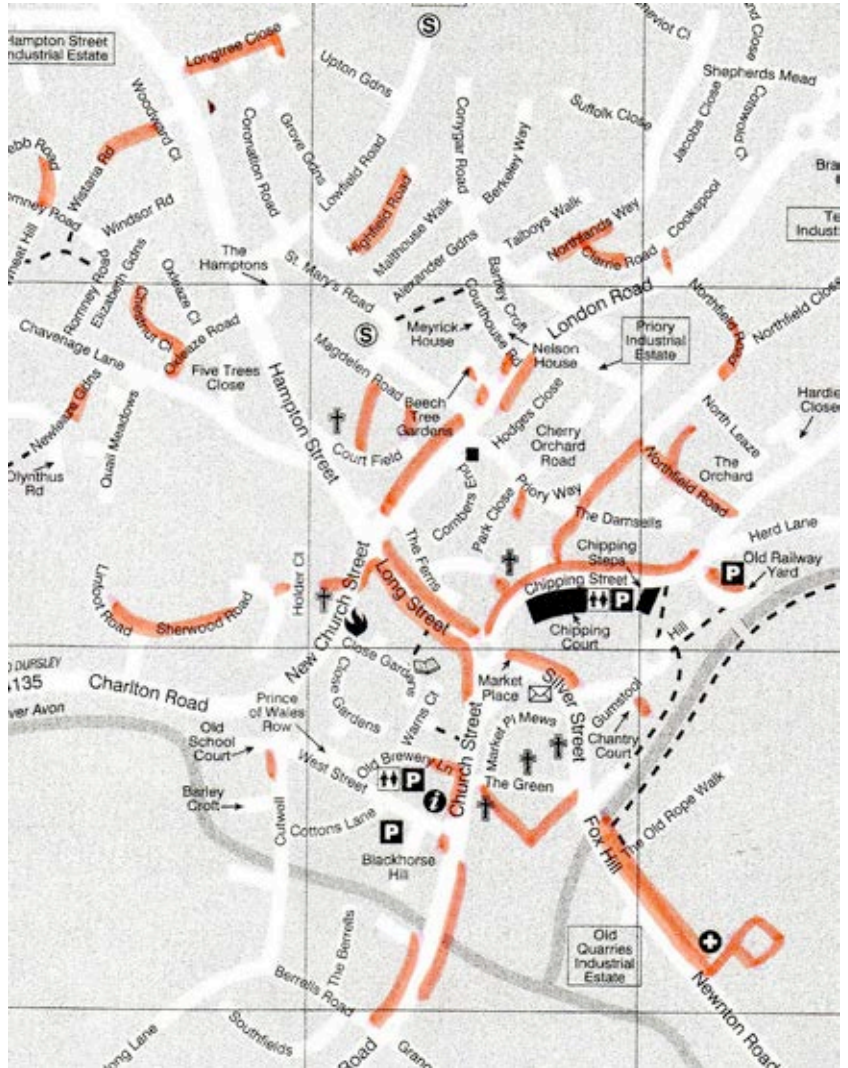
- Cookspool – develop into a sustainable wildlife reserve, both visible from the road and passers-by.
- Rail lands parkland edging areas to benefit from further shrubbery clearance, extra path defining work, enhancing tree canopies, wood staining of many old timber around the site in order to improve their preservation, and promotion of a generally better visual experience for the many users of this green corridor
- Shepherds Mead 3 large open spaces obtained as part of developer agreements over 15 years ago now need redefining work to preserve the sites in order that the original small shrubs do not become unmanageable 20ft trees.
- Talboys Walk needs hedging and fencing repairs and redefinition.

Winter Gritting Policy

Gloucestershire County Council Highways Department has overall responsibility for gritting all roads. Tetbury Town Council operates a winter gritting programme of footpaths to enable residents to move about the town centre in a safe manner.

During adverse winter weather Glos Highways' resources are focused on keeping the strategic carriageway network running, with priority being given to bus routes, schools, and routes with emergency services such as hospitals, doctors, fire and ambulance.

During the winter months the Town Council is committed to prioritise staff resources to compliment the activity provided by Glos Highways in gritting footways, refilling grit bins and where possible to clear snow from pavements in pedestrian areas.



The Town Council will spread grit and salt on the pavements in the following priority areas:

- Long Street, Church Street, Chipping Street and the Market Place*
- Silver Street, Fox Hill and the route to Tetbury Hospital.*
- Old Brewery Lane as this is the route to the two public Car Parks.*
- The Ferns as this is the route to the Doctors Surgery.*
- London Road through to St Mary's Road, St Mary's Primary School.*
- Love Lane*
- Other areas on above map will be done as resources allow.*

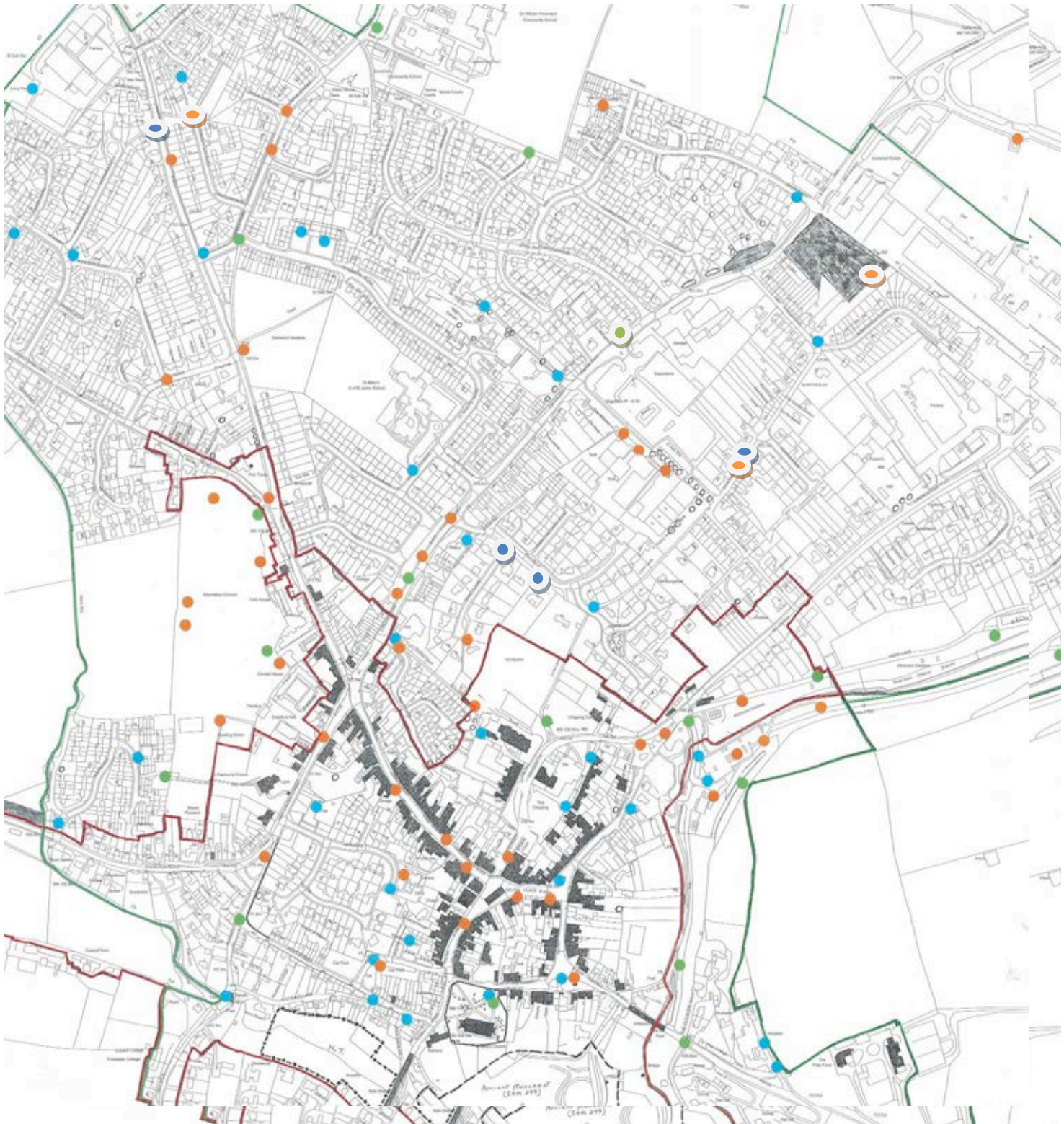
The Town Council will also provide extra Grit Bins if available in strategic places throughout the town as well as providing piles of grit in other areas where safety is of concern.




A map of the location of Grit Bins is shown below with a larger map on display in the Town Council Office. The grit bins are provided for pavements and dangerous road junctions or very steep slopes; they are NOT to be used for personal driveways.

Should time allow, the Town Council will also assist Traders in Long Street, Church Street, Chipping Street and the Market Place to clear ice from the pavements.

If there are other areas where urgent spreading is needed the Town Council will respond in a timely manner.

Location of Grit Bins, Litter bins and Dog Bins in Tetbury



-  Dog bins
-  Litter bins
-  Grit bins