

PUBLIC OPEN SPACE AT GILLIBRANDS DEVELOPMENT

This development originally contained 14 areas of fixed equipped play. This was negotiated out to provide two larger Neighbourhood Parks – one on site within Gillibrand South (now known as Redwing Drive Play Area), with the other invested off-site but close-by on Buttermere Green. The remaining parcels of land are now informal play areas and require little maintenance.

Elsewhere on the site there are three full-size grass football pitches that run along the central swathe of Public Open Space (POS). There are also two ponds and several decent sized areas of grass that are popular with local youngsters as football fields – a cause of some disturbance to those overlooking them.

A list of outstanding issues was drawn up on a joint walkabout in December 2008. Much of this work remains undone and is understood to be part of the package of works to be completed as a result of the Community Centre work.

Once the issues around the Community Centre have been finalised the Council will receive a contribution of £75,000 towards footpath improvements in the woodland to the west of the site.

Taylor-Wimpey (formerly Taylor- Woodrow) are the developer responsible for the POS at Gillibrand South and have been approached over standards on site and meetings have occurred since 2003 to try to resolve outstanding issues of planting, quality and maintenance up to possible transfer and are aware of the risk of the council not adopting if issues are not addressed.

The Redwing Drive Play Area, on Gillibrand South, has been adopted in isolation due to the number of complaints received from residents, however the POS around it remains the developer's responsibility. Since its installation the majority of the landscaping scheme has been destroyed and will require extensive replacement.

Works to the gas monitoring system have just been completed across the POS with only the cowls to be put in place at final handover.

PUBLIC OPEN SPACE AT FAIRVIEW FARM

Much like the situation with alterations on the Gillibrand development, upon completion of the legal transfer and adoption by the council of the POS the site is significantly differently than was first intended.

Originally the site had two areas of fixed play equipment – a small one close-by the railway line and between properties, and a second larger site central to the development next to the cycle way.

Due to delays with progressing adoption the properties had been occupied for some time when play area provision became a concern (the developer having failed to provide the larger site at the previously agreed point). This allowed for a period of negotiation that resulted in a commuted sum being agreed to provide play alongside the Community Centre and remove the potential for nuisance in the centre of the estate. Those sites are retained as informal POS, but offer no real play value and are low maintenance.

Elsewhere on Fairview there have been complaints about ball games on specific areas of unbroken grassland which were alleviated with additional planting, and vehicles using the cycleway to fast track into the development – since rectified by bollards at either entrance.

There had also been some debate about tree planting in the area adjacent to the train line. It is understood that the planting never took place as the main sewer was located in the same parcel of POS.

PUBLIC OPEN SPACE AT FORMER HEAPEY WORKS/KITTIWAKE ROAD

Initially this site was split into two distinct sections – divided by the main access route. The western section was to include play area (but this was removed almost immediately). Most of the attention on the site has been with the Eastern portion which includes significantly more POS including a woodland walk, water course, a major aqueduct and areas of open grassland.

Several attempts have been made to move the site to an adoptable standard – packaged alongside a number of other Persimmon Homes developments – but on each occasion the level of work required seems to have been cost prohibitive.

Despite several additional attempts to bring the project back to life, including a meeting between parties a number of weeks ago which included assurances from Persimmon, there has been no further movement.