

SITES BEING MONITORED BY THE COMMUNITY FACILITIES IMPLEMENTATION GROUP

SOUTHERN AREA

Site	Status	Key issues
Aspen Close	Appeal pending against refusal.	£30,000 in draft section 106 agreement for off site provision, possibly at Quarry Park Play Area.
Digby (Kings Heath)	Under construction.	Developers are carrying out ground works on main area of open space and MUGA. Developers offering for adoption other areas of open space and landscaping, subject to bringing them up to standard and paying commuted sums. Priority is to have the MUGA and surrounding area adopted, but it is likely to be autumn 2007 at the earliest before that area can be completed. A note is being put on local search responses to prevent sale of 50 houses until the works are complete.
Royal Naval Stores Depot	Outline only. Reserved matters applications submitted.	Section 106 agreement on outline permission requires developer to provide a community building) on land which is to be transferred to ECC (or pay a sum of £500,000 index-linked, open space and play facilities.
Wyvern Barracks	Under construction.	£30,000 is held from other schemes to contribute to facilities on this site. Final design for MUGA being considered by developer, and Members have been consulted. Developer is to level and seed much of the site, construct MUGA base, ducting etc and make a contribution in lieu of play equipment etc plus the balance of the cost of the MUGA and lights. We will then adopt the land, complete the MUGA and install the play equipment. Hoped to be completed by summer 2007 if all goes well. Legal work for adoption is almost completed.

NORTHERN AREA

Site	Status	Key issues
Brunel Close	Permission for flats and section 106 agreement.	Section 106 agreement provided for off-site play area contribution, intended for Looe Rd play area. Developer has now obtained permission for an alternative development for student accommodation on appeal and is more likely to implement that scheme (with no contribution).

Chancel Lane	Awaiting application.	Leisure have asked for an off-site contribution. They do not consider that an on-site play area is desirable or necessary, but a pedestrian link is required to Harrington Lane play area. Money would be used to improve Harrington Lane or Pinhoe (Station Rd) play area. There will be a requirement for public open space on site.
Dinham Road /Episcopal Annex	Resolution to grant permission subject to s106 agreement.	Developer is providing play equipment on site for under sevens. This will not be adopted. Money for off-site play area is to be amalgamated possibly with Richmond Yard off-site contribution to provide a facility in the area. Location yet to be identified.
Orwell Garth	Development completed.	Open space ready for adoption, and ECC maintaining it while legal work is completed.
Polsloe Priory (Rougement Mews)	Development nearing completion.	Officers met with Developer on 27 November 2006. All issues were discussed including re-contouring of mounds, installation of play equipment, eradication of knotweed, and boundary treatment. Providing all the issues can be resolved, adoption of open space could occur in the first half of 2007.
Richmond Yard	Under construction.	Small play area being provided on site by the developer for adoption by ECC. Contribution of £25,000 for off-site facilities has been paid.
Round Table Meet	Development completed	Open space adopted – ECC is doing remedial works with money from developer. Play area was installed in 2005.
Summerway	Development nearing completion.	Play area and MUGA being provided in adjacent park, hopefully by summer 2007. There is to be a land swap with the old school playing field (see below) – the section 106 open space is a small area adjoining this. Legal work for land transfers is under way.
Summerway/North brook	Land swap (not section 106 agreement but included here for clarity).	ECC are exchanging a playing field south of the former Northbrook School for former playing fields of Summerway School. Legal work is under way. When this and the Summerway open space are complete, the MUGA and play area will be installed on Summerway.

WESTERN AREA

Site	Status	Key issues
County Ground	Outline permission. Details approved for part of site	Outline PP requires a contribution of £300 per dwelling. Likely to be used to provide facilities in either or both of Cowick Barton Playing Field (including

	(retirement flats). Application for remainder of the site was refused.	access paths, upgrading the play area, sports pitch improvements (possibly a MUGA) or St Thomas Pleasure Ground.
Gras Lawn	Development completed.	Open space adopted and play equipment installed in summer 2006.
Haven Banks / Chandler's Walk	Development completed.	Open space adopted. Play area contributions received from this and another site. Play area to be installed in January 2007.
Hylton	Development completed.	Play area completed. Legal work under way for adoption of remaining open space.
Lavender Road	Development completed.	Play area installed but remedial work needed prior to adoption, including drainage works, relaying of safety surfaces and replacement of planting.
Loram Way	Development completed.	Section 106 agreement did not require open space to be adopted and it remains in private ownership. Leisure has consulted Alphington residents on play needs, and the intention is to install a new small play area at Myrtle Close (subject to planning permission).
Kinnerton Way (Medley Court)	Development completed.	MUGA and community centre recently completed and handed over, subject to final snagging. Lights will be provided, but source of funding is dependent on the results of a funding application.
PEOH	Development completed.	Phase 1 – Adoption being delayed by dispute between developer and housing association as to area to be adopted. Phase 2 – legal work under way. Play area is in use, being maintained by ECC although not yet adopted.
Powlesland Road	Development completed.	Open space and play area will be adopted when final remedial works carried out. Legal transaction is ready to complete.
St Peter's Mount	Development completed.	Discussions under way with developer over indemnity and insurance in respect of drainage issues. Legal work under way to adopt the other areas of open space in advance of this.